

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06280 2955

5 CLOSED
STACKS




San Francisco Public Library

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY
CIVIC CENTER
SAN FRANCISCO, CALIFORNIA 94102

REFERENCE BOOK

Not to be taken from the Library



Digitized by the Internet Archive
in 2012 with funding from
California State Library Califa/LSTA Grant

<http://archive.org/details/47minutesofsanfran2000san>

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 6, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Paul Rosetter, Joy Navarrete, Mark Paez, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 99.516C (BEATTY)
262-268 CHESTNUT STREET, north side between Grant and Kearny Streets, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 16, 1999)
(Proposed for Continuance to January 20, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

2. 99.602CV (ALVIN)
4445 - 3RD STREET, southeast corner of 3rd and La Salle Streets, Lots 17, 17A,

THE HISTORY OF THE CITY OF BOSTON

BY
JOSEPH NEALE

VOLUME I
FROM THE FIRST SETTLERS
TO THE END OF THE SEVENTEENTH CENTURY

BOSTON:
PUBLISHED BY
J. NEALE, 10 N. BOSTON ST.

1855.
BOSTON: PUBLISHED BY
J. NEALE, 10 N. BOSTON ST.

THE HISTORY OF THE
CITY OF BOSTON
BY
JOSEPH NEALE
VOLUME I
FROM THE FIRST SETTLERS
TO THE END OF THE SEVENTEENTH CENTURY
BOSTON:
PUBLISHED BY
J. NEALE, 10 N. BOSTON ST.
1855.

and 30 in Assessor's Block 5291-- Request for Conditional Use Authorization under Planning Code Section 121.1 to merge 3 lots into one lot of approximately 18,736 square feet; creating a lot size development for a lot greater than 10,000 square feet pursuant to Section 712.11 and to construct a four story mixed use building including 30 affordable dwelling units. The proposal also requests a **Conditional Use Authorization** under Section 712.39 to demolish four dwelling units on the second story within an NC-3 (Moderate Scale Neighborhood Commercial) District, the Third Street Special Use District and a 40-X Height and Bulk District.

(Proposed for Continuance to January 20, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

3. 99.630C (FALLAY)
 130 - 132 **TURK STREET**, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
 (Proposed for Continuance to January 27, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Patricia Vaughney

Re: - 2844-46 Greenwich, enforcement case
 - 2254 Bush Street

These could be test cases under State liquor license laws -- ABC does not do enforcement.

Jaroslaw Triska, Re: 333 Dolores: (oppose project)
Robert McCarthy, Attorney, representing project sponsor--Re: 333 Dolores (support)
Barbara Crialcom, Re: 333 Dolores (support)
Barbara Walco, Project Manager, Mercy Charity Housing California--Re: 333 Dolores (support)
Tracy Kirkham, Re: 333 Dolores (support)
Joyce Thornton, Preschool Teacher, at Children Day School (support)
Unidentified Speaker: complained about carbo monoxide coming into his apartment.
John O'Connor, former pastor Mission Dolores, re: 333 Dolores (oppose project)
Keith Bernestini, Re: 333 Dolores - (oppose project)

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of December 9, and 16, 1999.
ACTION: Approved
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
5. Commission Matters
Antenore: On items that were heard and continued, would like the minutes to state why the matter was continued.
Theoharis: proposed changes to the Planning Commission Yearly schedule.

D. DIRECTOR'S REPORT

6. Director's Announcements.
- Happy New Year
- Zoning Administrator, Mary Gallagher, has resigned her position.
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
BOS: - 275 Olympia Way - continued to 1/24 to gather additional information as well as to allow the Commission on the Environment to conduct a hearing and express themselves.
- Enforcement Program - continued to 2/3

E. CONSENT CALENDAR

8. 99.799Q (KOONTs)
1701-1705 PAGE STREET, south side between Cole Street and Clayton Street, Lot 1 in Assessor's Block 1230, six-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Note: On October 28, 1999, after public testimony the Commission closed the public hearing. Commissioner Chinchilla was absent.
SPEAKER(S): John Bardis, This item was calendar with language that is different from the advertised and posted notice.
ACTION: Continued to 1/13/00

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Martin**

G. **REGULAR CALENDAR**

9. 1999.861 ETT (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval, are in violation of the law, or have become a public nuisance.

SPEAKER(S): **Deborah Stein, GCA**, If a project has been rejected, it can not come back week after week to reiterated the same series of proposals. However, if you come with a new project, with substantial new evidence and issues that were not previously considered, it can be considered--allowing a project or conditional use application to be submitted within 12 months. With respect to conditional use abatement--it should follow the same procedure. The decision by this Commission (or if appealed to the Board of Supervisors), should be final and not subject to subsequent additional reviews--unless the Director determines there is substantial new evidence that raises new issues that were not originally considered, or there is evidence of a different conditional use abatement.

ACTION: **Continued to 1/20/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Martin**

10. 1999.533ET (ROSETTER)
CHILD-CARE OPTION AMENDMENT, Amend Section 314.1 and 314.4 of the Planning Code to allow a developer to satisfy the child-care requirement by entering into an arrangement pursuant to which a nonprofit organization would provide a child-care facility at a site within the City.

SPEAKER(S): **(-) John Bardis**: It is a requirement for downtown office developers to have child care facilities for their employees inside the building. They should not be allowed to pass their obligation off to facilities over a mile from their site.

(+) Michael Burk, National Office Partners, supports this amendment because it provides an additional opportunity for developers in downtown to meet the needs for child care in San Francisco.

(+) Ellen, Assistant Director, Planning with the Department of Children and... (complete organization name unclear) expressed her support for this legislation.

ACTION: **Approved as amended:**

1. The reference to transit was to be eliminated. The exact phrase is, "...that is reasonably accessible to public transportation." There were two places where this phrase remained. The first is Page 1, Lines 6 & 7 and the second location is Page 5, Line 8. So, in those two locations; please delete, "...that is reasonably accessible to public transportation."
2. On Page 11, at the beginning of Line 22, please add the following language, "...Needs Assessment and will be consistent with the City

Wide Child Care..." When this is done, Subparagraph (F) should read, in part: "The Department of Children, Youth and Their Families" has determined that the proposed child-care facility will help meet the needs identified in the San Francisco Child Care Needs Assessment and will be consistent with the City Wide Child Care Plan; provided..."

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
RESOLUTION No: 14947

11. 1999.532ET (ROSETTER)

PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site. (Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): *The following speakers spoke on a request for continuance only:* **Arlo Smith, Patricia Vaughey, David McGrene, Tony Hestor, Dolores Smith**

ACTION: **Without hearing, continued to 2/3/00**

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

12. 98.635E (NAVARRETE)

BRYANT SQUARE PROJECT, Public Hearing on Draft Environmental Impact Report. On Assessor's Block 4080, Lots 7, 11, 12, 13, and 14, the approximate 166,815 gross square foot project would include construction/renovation of about 152,600 gross square feet of office, about 9,550 gross square feet of retail, and about 4,700 square feet of light industrial after demolishing about 34,000 square feet of offices, light industrial, and arts-related uses in three structures and renovating two existing structures. The project site is in two Use Districts: M-1 (Light Industrial) and C-M (Heavy Commercial), and is in a 65-B Height and Bulk District. **Note: Public comments will be accepted from November 20, 1999, to January 6, 2000 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.**

SPEAKER(S): **Tom Wetzel** -- project is in violation transit first policy.
Steve Hortland -- concerned about traffic problems.
Mr. Liken, Director, Awakening Dream, Non-Profit. Neighborhood should stay with light industrial.
Peter Sutherland -- It is very important that somebody does a complete study on the cumulative effects of development in the neighborhood.
Jule Nemeyer -- concerned about the height of the proposed building
Batel Libes -- concerned about the lack of disability parking spaces.
David Malte --opposed project.
Giselle Perez -- feels this is a heinous monstrosity of a project.

Joshua Collins -- commented in the visual quality of the project.

Jonathan Youtth -- encouraged the personnel from SKS to redesign this project with input from the neighborhood.

James Cochran -- Feels the most important issue is the social impact on the community.

Terry Matelson -- Keep the character of the neighborhood intact.

Mary Benneth -- concerned about all the noise during construction, traffic, size of the project, parking, etc.

David Jaymes -- concerned that the height of this building will create a shadow that will block direct sunlight and views for numerous existing properties. Also concerned about parking congestion.

Andrew Hope -- Opposed project.

Samon Eastwood -- concerned for the people that didn't attend the meeting. This building does not fit the neighborhood.

Sue Hestor, S.F. Reasonable Growth -- on pg. 2-4 for the project description, wants displacement information--exact name of businesses that are/were in this bldg., what products do/did they produce?, were/are they women/minority owned?, how long there?, what are/were rents?

- All descriptions need to be more explicit. When the word "office" is used throughout the document, staff should say whether it is legal office within the terms of prop. M. Accessory offices in a manufacturing facility are not office.

- Describe the height of the building with floors given in feet.

- On pgs., 2-5, and 2-6 where you have the drawings of the bldg., should also have the street address on every single bldg.

- On pg., 2-14 is another place that the office issue should be pulled out and talked about.

- Prop. M, changed the definition of office. Pull out the exact language of Prop. M, priority policy.

- On pg., 3-2; pending rezoning is not discussed.

- On pg., 3-4; should discuss rental versus ownership.

Jake McGoldrick -- made reference to section 5.1, paragraph 3.

ACTION:

Meeting held. No action required.

13. 1998.496C

(PAEZ)

333 DOLORES STREET, The Children Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from pre-school through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 9, 1999).

Note: On October 28, 1999, after public testimony the Commission closed public hearing. Commissioner Chinchilla was absent.

SPEAKER(S): Tracy Kirkham - member of project team and school staff

- school will share garden space with senior citizens

- parking lot is own by Mercy Charity

- school will encourage use of carpools

All other speakers for this item addressed the Commission during the General Public Comment category at the beginning of today's meeting.

ACTION:

Approved with conditions as amended:

12. The project sponsor shall facilitate the use of car pools by the school staff and students families.
13. The project sponsor shall establish an advisory committee comprised of school and Notre Dame Senior Plaza representatives, as well as on-site residents, to facilitate communication between the school and resident seniors, and to resolve issues which may arise as result of the ongoing operation and expansion of the school facility. Issues which are not resolved by the committee are to be reported to the Zoning Administrator pursuant to Condition No. 17.
15. Upon agreement between the project sponsor and Notre Dame Senior Plaza representatives the school shall install and maintain mirrors in the vehicular access driveway, to improve vehicular visibility, and timers on the security gates in the access driveway, to allow the gates to remain open during the drop-off and pick-up periods of the day and to eliminate exhaust emissions from waiting vehicles.
16. The project sponsor shall provide drop-off and pick-up monitors at the entrance of the school to expedite the transport of children to and from the school with out having to park or exit vehicles, and to enforce the school's Parking, Traffic and Safety Rules.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin
 MOTION No: 14948

14. 99.027BC (BANALES)
160 KING STREET, on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. This notice shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District.

The project sponsor amended the project to reduce the parking to no more than one parking space for 750 sq. ft. of occupied office space or up to 229 spaces. The basement level for parking is being eliminated.

(Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): None
 ACTION: Without hearing, continued to 1/13/00
 AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin

15. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X

height/bulk district in the Central Waterfront area.

(Continued from Regular Meeting of December 2, 1999)

SPEAKER(S): (-) **Sue Hestor**, How did the Office of Environmental Review not consider light and air an environmental issue? ...How many units get the only light from the rear? Why does this Commission not deal with this? How many substandard housing units are going to be there?

(+) **Jim Ruben**, representing project sponsor. Light and air are not an issue. There is a 15 ft. setback on both sides of the property.

ACTION: **Approved. Negative Declaration Upheld**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

MOTION No: **14949**

16. 98.173E (MALTZER)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS:

Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an **appeal of the Preliminary Negative Declaration on the proposed project**. The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): (-) **Ms. Tillman** -- The scope of the project is far greater than anything in the area. Plans submitted to Planning are in excess of the acceptable planning code limit of 55 ft.--this is almost 65 ft.

(-) **Sue Hestor** -- My comments really focus on cumulative development issues. The size of the project is huge. This is the largest single live/work project to come before the Commission.

(-) **Tony Dominiski** -- pg., 11 of the Neg. Dec. has a couple of things that are contradictory.

(-) **Ray Curr** -- Traffic impact is very significant at the intersection of 5th & Brannan. Developers have no accommodation for setbacks. Would like to see this building scaled down.

(+) **Steve Vettel**, representing Project Sponsor -- There was an intensive study on cumulative development issues as part of the Negative Declaration. This project's contribution to the cumulative impact is not considerable. It was not even detectable. The document is adequate. The staff analysis in response to the appeal is thorough.

ACTION: **Approved. Negative Declaration Upheld**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

MOTION No: **14950**

AT APPROXIMATELY 6:00 THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

17. 98.173D (MILLER)
526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.

(Continued from Regular Meeting of December 2, 1999).

- SPEAKER(S): (-) **Allan Picker** -- Neighborhood is being ruined by these structures. Nobody contacted him.
 (-) **Ana Taomeski** -- Proposed project is going to be build in an industrial protection zone where live/work is currently not permitted.
 (-) **Elaine Bernstein Tillman** -- The last page of the project report said Freelon St. has withdrawn their appeal, which is completely false. Additionally, the height limit was false.
 (-) **Sue Hestor** -- This building is more than 50,000 sq.ft. of commercial space. Commercial buildings over 50,000 sq.ft. have to comply with the City's First Source Hiring program--not in the Planning Code, but in the Administrative Code. Commission is required to condition this project on that program--which is not mentioned in the file. Staff report is extremely mis-leading about the size of Freelon St.
 (-) **Robert Stoddad** -- Concerned about sunlight and shadowing on his building.
 (-) **Tony Demenski** -- This project is going to be pretty massive. Concerned about the shadow on his building.
 (-) **Steve Kemel** -- This project would destroy the nature of Freelon Street.
 (-) **Ray Curd** -- Concerned about setbacks and cumulative impacts.
 (-) **Marjorie Scott** -- Preserve the nature of Freelon St.
 (-) **Chris Curd** -- Concerned about parking spaces.
 (+) **Steve Vettel, representative of project sponsor** -- We had meeting with neighbors and presented revisions that were made to address their concerns.
 (+) **Chris Hardny** -- Represent the former building owner in real estate transactions. In the process of moving out of building. Support the project.
 (+) **Mack Burton**, Supported project.
- ACTION: **No D.R. Approved as proposed**
 AYES: **Theoharis, Mills, Chinchilla, Richardson**
 NAYES: **Antenore**
 ABSENT: **Martin and Joe**

18. 98.891D (MILLER)
2002 THIRD STREET & 595 MARIPOSA STREET, southwest corner of the intersection of 3rd and Mariposa Streets, Lots 023 and 022 in Assessor's Block 3995 -- Staff-initiated Discretionary Review of BPA Nos. 9913151S and 9913353S, proposing to construct two new live/work buildings at 2002 - 3rd Street and 595 Mariposa Street with 38 and 8 units, respectively, in a M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and in a Mixed Use Housing

(Continued from Regular Meeting of December 2, 1999).

- SPEAKER(S): (-) **Alan Gross** -- Project does not have handicap access--no elevators in the bldg.
 (-) **Sue Hestor** -- A policy in the Master Plan identifies the kind of housing that can be built on this block. Why can you mix it up?
 (+) **Jim Ruben**, representing project sponsor -- Submitted a letter received from

the Dogpatch Neighborhood Association that supports the project. This block would accommodate 150 units not 500 units. If elevator is put in the building, it would change the ramifications of the project.

ACTION: **Take Discretionary Review. Approve project as amended:**

- **Material, plans, and conditions submitted by sponsor are to be mandated. Plans are to be stamped stating that any changes made in the field would require the plans to come back to the Planning Commission for review and possible action.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Richardson**

ABSENT: **Martin and Joe**

19. 99.653D (MIRAMONTES)

2515 SCOTT STREET,. west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 2/3/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

20. 99.785D (WILSON)

350 DIVISADERO STREET, east side between Oak and Page Streets, Lot 027 in Assessor's Block 1217 -- Request for Discretionary Review of BPA No. 9918820, proposing to convert a ground-story retail space to use as a non-profit medical marijuana clinic in a NC-2 (Small-Scale Neighborhood Commercial District).

SPEAKER(S): **(-) Patricia Vaughey** -- There are no zoning controls for this type of establishment in San Francisco. Agree with staff's recommended condition for hours of operation. Concerned about parking issues--many people that came to an establishment like this one have handicap license plates.
(+) Wayne Justiman, Director and co-founder of the San Francisco Patient Resource Center--Project Sponsor. Gave an overview of the project.
(+) Terence Halinan -- There are few complaints. They are cooperative. If you are going to restrict them with hours of operation, they should be hours that are reasonable with other businesses in that neighborhood.
(+) Rod Roach -- do not grant D.R. for this project.
(+) Mandy Webster -- Change of hours would impact the Center severely.
(-) (name unclear) Owes shop four doors down from Center -- Is having problems with patients from the Center. They are parking in the blue zone that has been assigned to his shop.
(-) Wayne Canyack -- Neighborhood was not properly notified. Centers like this should be put into the County hospital.
(+) Jane Wyatt, volunteer at Center -- supports program.

ACTION: **Take D.R. Approve staff recommendation with conditions as modified:**

- **Hours of operation are 9-10 p.m. 7 days a week; report back to Commission in one year.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

MOTION No: **14951**

21. 99.418D (MARTIN)
45 JUNIPER STREET, north east side between Harrison and Folsom Streets, Lot 038 in Assessor's Block 3520 -- A Staff-initiated Discretionary Review of BPA No. 9907694, proposing to construct a three-unit residential building on a vacant lot in a SLR (Service/Light Industrial/Residential Mixed Use District) and a 50-X Height and Bulk District.
- SPEAKER(S): (-) **Jim Micho** -- Would lose his view and antenna reception.
(-) **Angelo Garro** -- Concerned about his business, light well, air, and sound. Especially concerned that complaints might put him out of business as a blacksmith. His work generates a lot of noise.
(+) **Alice Barkley** -- A sound engineer took sound measurements for 7 days in response to Mr. Garro's concerns. The recommendations of the engineer will be incorporated into this building.
(+) **Joe O'Donoghue** -- Most live/work buildings are sound proof and have height differentials.
- ACTION: **Approve as amended with conditions of approval:**
- **The recommendations of the acoustical analysis to reduce vibration levels shall be conditions of the permit approval. They shall also be made part of the Notice of Special Restrictions. A Special Disclosure Related to Adjacent Land Uses shall be an exhibit to the Notice of Special Restrictions. The conditions of the Notice of Special Restrictions include the following:**
 - A. **Use resilient channels on the exterior wall facing the metal shop and at the ceilings in the units;**
 - B. **Use a lightweight topping slab on the floors to stiffen them;**
 - C. **Eliminate any direct contact between the foundations of the existing and new buildings; and**
 - D. **Any other recommendations by the acoustical engineer.**
- AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson
ABSENT: Martin and Joe

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 13, 2000.

SPEAKER(S): None
ACTION: Approved
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin

Adjournment: 7:55 P.M.

SAN FRANCISCO PLANNING COMMISSION & REDEVELOPMENT AGENCY COMMISSION

Meeting Minutes of Special Joint Meeting

DOCUMENTS DEPT.

OCT - 3 2000

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 13, 2000

SAN FRANCISCO
PUBLIC LIBRARY

12:00 PM

PLANNING:

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

REDEVELOPMENT:

PRESENT: Yee, Dunlop, King, Palma, Romero, Singh, Sweet

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Michael Levine,

- there should more graphics/photographs where show the reader exactly what is going to happen.

Jim Chappell,

- beautiful building and should be preserved
- project will have an economic impact in the City.

Anita Hill,

- Phenomenal positive impact in San Francisco

Betty Faggart,

- pedestrian safety

Dan Earls,

- public transportation, air pollution and traffic

Jim Firth,

- mentioned the mitigation sections in the EIR

Don Marcos,

- jobs that will be offered by developer.

Bernadette Borjasize,

- development will impact the community in the South of Market

Leah Shahum

- pedestrian safety
- no underground parking lot

B. SPECIAL CALENDAR

- 1998.090E (KUGLER)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT (City Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43. **Environmental Impact Report Certification.** The proposed project would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 200,000 square feet and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail (department store and speciality shops), entertainment and restaurants, up to 9 cinemas, office space, and an approximate 465 room hotel, totaling about 1.571 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and rotunda which would be raised about 55 feet and installed at the roof level of the proposed project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced with the new construction, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned with connections to Mission Street.

For consideration by the Planning Commission only:

- 1998.090RR (MONTANA)
YERBA BUENA CENTER REDEVELOPMENT PRELIMINARY PLAN AMENDMENT
Consideration of a finding of consistency with the General Plan, as it is proposed to be amended, for text and map amendments to the Yerba Buena Center (YBC) Redevelopment Preliminary Plan to remove the portion of Lot 67 of Assessor's Block 3724 that is not currently within the YBC Redevelopment Project Area. The area to be amended, called the Emporium Site Area, is generally bounded by Market, Mission, Fourth and Fifth Streets. Consideration of approval of the amendments to the YBC Redevelopment Preliminary Plan for transmittal to the Director of the Redevelopment Agency. Please note that the Planning Commission on, October 22, 1998 by Resolution No. 14719, amended the YBC Redevelopment Preliminary Plan

to include several parcels of Assessor's Block 3705 and the entirety of Lot 67 of Assessor's Block 3724. These lots constituted an "Emporium Site Area" which was to be further studied for possible inclusion into the YBC Redevelopment Plan and Project Area. Since October 1998, several design studies have occurred and the currently proposed project would not require the use of the western portion of Lot 67 of Assessor's Block 3724. It is therefore requested that the Planning Commission remove that property from the YBC Redevelopment Preliminary Plan boundaries.

SPEAKER(S): **Michael Chappel**

Adjournment: _____

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Meeting Minutes

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 13, 2000

2:00 PM

Regular Meeting

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 2:00 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Larry Badiner, Jonathan Purvis, Julian Banales, Joan Kugler, Alison Borden, Isolde Wilson, Kelly Pepper, Linda Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration.** The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.

(Continued from Regular Meeting of December 2, 1999).

(Proposed for Continuance to January 27, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Marie Jones

Re: Proposition M

James Morrison

Re: 1st and Howard

John Winston

Re: 1st and Howard

Keith Sagers

Re: 1st and Howard

Sue Hestor

Re: Brannan St. Project/First Source Hiring Program

Robert McCarthy

Joe O'Donoghue

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Proposed adoption of Planning Commission hearing schedule for 2000.

SPEAKER(S): None

ACTION: Approved as amended:

- cancel the 4/20/2000 hearing date

- restore as a regular hearing 7/2/2000

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

3. Commission Matters

Antenore: Dwelling unit mergers under discretionary review -- has therebeen a change. If so, identify how?

D. **DIRECTOR'S REPORT**

4. Director's Announcements.

- **Ann Bloomfield Resolution**

- **Responded to the Dwelling unit merger question by Commissioner Antenore**

5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOA: - 2931 Pierce St.: Upheld +5 -0

- 1993-14th Avenue: Upheld +5 -0

6. (BADINER)

Status report on the Annual Limit (Office Development Limitations Program, Planning Code Sections 320-325) for office buildings.

SPEAKER(S): Robert McCarthy, Marie Jones, Jim Gonzales, Sue Hestor, Jim Rubin, Jeffrey Heller, Joe O'Donoghue.

ACTION: Meeting held. No action required.

7. 98.472C (PURVIS)

140 SOUTH VAN NESS, Presentation of a three-dimensional model of a mixed-use PUD project to show context and design details. This project was approved, with conditions, by the Commission on June 3, 1999 under Motion No. 14837. It is presented as an informational item only.

SPEAKER(S): Justin Herman

ACTION: Meeting held. No action required.

E. **CONSENT CALENDAR**

8. 99.799Q (KOONTS)

1701-1705 PAGE STREET, south side between Cole Street and Clayton Street, Lot 1 in Assessor's Block 1230, six-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
(Continued from Regular Meeting of January 6, 2000)

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

MOTION No: 14954

F. **CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED**

9. 99.489C (PURVIS)

201 9TH STREET, between Howard and Folsom Streets; Lot 82 in Assessor's Block 3729: Request for Conditional Use Authorization under Planning Code Section 181 (f) to permit the intensification of operation for a legal non-conforming nighttime entertainment use (known as "Asia SF") in an SLR (Service/Light Industrial/Residential) District within the South of Market Mixed Use District with a 50-X Height and Bulk Designation..
(Continued from Regular Meeting of November 18, 1999)

Note: On November 18, 1999, following public testimony, the Commission closed the public hearing and passed a motion to approve the Conditional Use Authorization for live entertainment with amended conditions, and a motion of intent to disapprove the extended hours for the entertainment. The vote was +7 -0. A revised draft motion to this effect will be presented to the Commission.

SPEAKER(S): None
ACTION: Approved entertainment and disapproved extended hours
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
MOTION No: 14955

G. **REGULAR CALENDAR**

10. 99.027BC (BANALES)

160 KING STREET, on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. Request for Planned Unit Development to allow a reduction in Planning Code requirements for parking. This notice shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District.

The project sponsor has amended the project to reduce the parking to 307 parking spaces where 343 spaces are required by the Planning Code. The basement level for parking is being eliminated.

(Continued from Regular Meeting of January 6, 2000).

SPEAKER(S): Jim Gonzales, Jim Rubin, Jeff Heller, Harold Moose, Richard Dickenson, John Bizell, Jim Green Lloyd Schloegel

ACTION: Approved
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
MOTION No: 14956

11. 98.902E (KUGLER)

1ST AND HOWARD STREETS PROJECT, Assessors Block 3720-lots 5, 6 and 7; Block 3721-lots 10, 11, 35 and 88; Block 3736-lots 1, 2, 3A, 4 and 116; and Block 3737-lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26. **Environmental Impact Report Certification.** The proposed project would demolish all but one of the existing structures on the four corners of the intersection of First and Howard (south of the Transbay Terminal) and construct four office buildings in the C-3-O (SD) (Downtown Office, Special Development) District in the South of Market area. The new space would be approximately 1,120,000 sq. ft. of office and about 56,000 sq. ft. of retail. About 1,233 underground valet parking spaces are proposed. The Article 11, Category I historic structure at 231 First St. would be retained and converted to restaurant or retail and office use.

SPEAKER(S): None
ACTION: Approved as corrected
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
MOTION No: 14957

12. 99.626C (BORDEN)

851 HEAD STREET, north side, between Ashton Avenue and Holloway Avenue; Lot 14 in Assessor's Block 6923 -- Request for a Conditional Use authorization under Planning Code Section 209.3(c) (Institutional Uses Permitted in R Districts) to change the use of an existing building in the RH-1(D) (House, One-Family (Detached Dwellings) District and a 40-X Height and Bulk District.

SPEAKER(S): None

ACTION: Without hearing, continued to 2/10/00
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

13. 99.644C (WILSON)
259 BROAD STREET, south side between Orizaba and Capitol Avenue; Lot 52 in Assessor's Block 7114 - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c); in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): James Wood, Edna James
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Richardson
NAYES: Theoharis
ABSENT: Martin
MOTION No: 14958

14. 99.730C (PEPPER)
1100 OAK STREET, northwest corner at Divisadero; Lot 016 in Assessor's Block 1215 -- Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing commercial building as part of Sprint's wireless telecommunications network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

Note: On December 16, 1999, after public testimony the Commission closed public hearing and instructed staff to determine whether or not the penthouse is a dwelling unit. Commissioners Theoharis and Martin were absent.

SPEAKER(S): None
ACTION: Approved
AYES: Theoharis, Mills, Antenore, Joe, Richardson
ABSENT: Martin and Chinchilla
MOTION No: 14959

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

15. 99.740D (PEPPER)
3525 CLAY STREET, south side between Laurel and Locust Street, Lot 026 in Assessor's Block 1010 - Request for Discretionary Review of BPA No. 9913221, proposing to construct a new rear addition to the kitchen in a RH-1 (House, One-Family) District and a 40-X height and Bulk District.

SPEAKER(S): None
ACTION: No D. R. Approved as proposed
AYES: Theoharis, Mills, Antenore, Joe, Richardson
ABSENT: Martin and Chinchilla

Adjournment: 5:05 P.M.

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 20, 2000

1:30 PM

Regular Meeting

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:47 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Paul Rosetter, Ken Chin, Kelley LeBlanc, Corey Alvin, Edy Zwierzycki, Judy Martin, Jana Beatty, Michael Kometani, Susana Montana, Kelley Pepper, Sharon Young, Ellen Miramontes, Isolde Wilson, Mary Woods, Linda Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.218E (COOPER)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration.** The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
(Continued from Regular Meeting of December 16, 1999).

(Proposed for Continuance to February 17, 2000)**SPEAKER(S): None****ACTION: Continued as proposed****AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson****B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Patricia Vaughey**Re: Building without a permit at 2844 - 46 Greenwich Street****C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

SPEAKER(S): None**ACTION: President: Anita Theoharis****Vice President: Beverly Mills****AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

3. Commission Matters

2844 - 46 Greenwich Street - The Commission has requested that staff look into this.

D. DIRECTOR'S REPORT

4. Director's Announcements.

- **Congratulated the president and vice president on being re-elected to Office**

5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOS: - Appeal of CPC decision on Doggie Dinner Head -- continued for 2 weeks to explain alternatives.

- **At the Public Utilities and Regulations Committee**

Re: Sutro Tower -- continued to the call of the Chair

E. CONSENT CALENDAR

6. 1999.855Q (PURVIS)
1344 BALBOA STREET, south side between 14th and 15th Avenues, Lot 18 in Assessor's Block 1557, six-unit residential condominium conversion subdivision in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. This is an uncontested case.
- SPEAKER(S): **None**
ACTION: **Approved**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
MOTION No: **14962**

F. REGULAR CALENDAR

7. 1999.861 ETI (ROSETTER)
REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval, are in violation of the law, or have become a public nuisance.
(Continued from Regular Meeting of January 6, 2000).
- SPEAKER(S): **(+) Courtney Clarkson, () Debora Stein**
ACTION: **Approved as amended**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
RESOLUTION No: **14963**
8. 1999.734ET (ROSETTER)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
- SPEAKER(S): **None**
ACTION: **Without hearing, continued to 2/24**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
9. 1999.819CR (PEPPER/CHIN)
330 GROVE STREET, northeast corner at Gough Street; Lot 029 in Assessor's Block 0792 -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the existing City-owned Performing Arts parking garage as part of Sprint's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
- SPEAKER(S): **Maggie Nova, (concerned) Robin Dolan**
ACTION: **Approved**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
MOTION No: **14964**

10. 1999.712C (LeBLANC)
3138 FILLMORE STREET, on the east side between Pixley and Greenwich Streets; Lot 021 in Assessor's Block 0516 -- Request for Conditional Use authorization to allow the conversion of an existing nonconforming bar (serving bar food) with live entertainment to a bar and full-service restaurant with live entertainment, as required per Sections 186.1(b) and 186.1(c)(3)(A) and defined in Sections 790.22, 790.92 and 790.38 of the Planning Code, within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No: 14965

11. 1999.602C (ALVIN)
4445-3RD STREET, southeast corner of 3rd and La Salle Streets, Lots 17, 17A, and 30 in Assessor's Block 5291 -- Request for Conditional Use Authorization under Planning Code Section 121.1 to merge 3 lots into one lot of approximately 18,736 square feet; creating a lot size development for a lot greater than 10,000 square feet pursuant to Section 712.11 and to construct a four story mixed use building including 30 affordable dwelling units. The proposal also requests a Conditional Use Authorization under Section 712.39 to demolish four dwelling units on the second story within an NC-3 (Moderate Scale Neighborhood Commercial) District, the Third Street Special Use District and a 40-X Height and Bulk District.

SPEAKER(S): (+) Kate Hartley, (+) Mathew Schwartz, (+) Joan McNamara, (+) Michael Harris, (-) (concerned) Palestine Tyson.

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No: 14966

12. 1999.207C (ZWIERZYCKI)
316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

SPEAKER(S): (+) Eddie Williams, (concerned) Julie Kavanagh, (+) Ronald Woods, (+) Harry Evans, (+) David Smith, (+) Mac Burton, (-) Mary Schembri, (-) Fred McNeal, (-) David Chan, (concerned) Ed Moreles.

ACTION: Continued to 2/17/00

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

13. 1999.857C (SNYDER)
694 VALENCIA STREET, west side between 17th and 18th Streets, Lot 9 in Assessor's Block 3577 -- Request for Conditional Use authorization under Planning Code Section 726.41 to allow the service of liquor at a new full-service restaurant in the Valencia Neighborhood Commercial District and a 50-X Height and Bulk District. The new restaurant will be located at a vacant storefront space in between two commercial establishments known as the Busy Bee Market and Garbo's.

SPEAKER(S): (+) A.J. Gilbert, (+) Ray Austin, (+) Jeremy Paul, (+) Patricik Kupla, (+) Peter Slikshtern, (+) Bob Conley

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No: 14967

14. 1999.689CR (MARTIN)
833 MISSION STREET, south side between 4th and 5th Streets; Lot 067, Assessor's Block 3724 -- Request for Conditional Use Authorization under Sections 234.2 and 209.6(b) of the Planning Code to install four building mounted panel antennae on the 4th Street side of the existing structure, with the base transceiver station to be located on the fifth floor of the building as part of a wireless communication network in a P (Public) Zoning District and 90-X/340-I Height and Bulk Districts.

SPEAKER(S): (+) Peter Maltzer, (+) Andy Katz

ACTION: **Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

MOTION No: 14968

15. 1999.516C (BEATTY)
262-268 CHESTNUT STREET, north side between Grant Avenue and Kearny Street, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 6, 2000)

SPEAKER(S): **None**

ACTION: **Approved with conditions that were agreed upon by Sponsor and Neighborhood Organization**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

MOTION No: 14969

16. 1999.486C (BEATTY)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 2/24/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

17. 98.369A (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District, and is in the Washington-Broadway Special Use District

(Continued from Regular Meeting of December 16, 1999)

SPEAKER(S): (+) Andrew Junius, (-) Tim Kelly, (-) Gee Gee Platt, (-) Byron Myers, (-) Grant Richards, (-) Nan Roth, (-) Joe Luttrell, (-) Rodger Moshin, (-) Joe O'Donoghue.

ACTION: **Approved**

AYES: **Theoharis, Mills, Chinchilla, Martin, Richardson**

NAYES: **Antenore and Joe**
 MOTION No: **14970**

18. 98.369B (KOMETANI)
435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and approximately 7,500 gsf of off-street parking (15 spaces).

(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): **(+) Andrew Junius, (-) Tim Kelly, (-) Gee Gee Platt, (-) Byron Myers, (-) Grant Richards, (-) Nan Roth, (-) Joe Luttrell, (-) Rodger Moshin, (-) Joe O'Donoghue.**

ACTION: **Approved**
 AYES: **Theoharis, Mills, Chinchilla, Martin, Richardson**
 NAYES: **Antenore and Joe**
 MOTION No: **14971**

5:10 P.M.

19. BERNAL SOUTH SLOPE STUDY (MONTANA)
 --Consideration of adopting a policy of automatic discretionary review for new construction proposed on VACANT parcels with slopes greater than 20 percent, or on parcels that front on undeveloped streets or that do not yet have City utilities extended to the property within an area of the City generally bounded by Crescent Street to the north, Gates Street to the east, Alemany Boulevard to the South, and to an area generally bounded by Jarboe, Peralta (both sides of street), Tompkins and Bradford Streets. This DR policy would be in effect for two years or until a cumulative impact study was prepared by the City which addressed slope stability, construction of roadways, utilities and other infrastructure to these undeveloped areas, pedestrian and traffic circulation systems, open space systems and urban design neighborhood character effects of hillside developments in the study areas.

SPEAKER(S): **Linda Mazetti, Jeffrey Bauman, Claire Van Zevern, Joanna Ramey, Deanne Franklin, Terry Milne, Marille Harris, Kathy Garth, Mohamed Rae, Derman McNeil.**

ACTION: **Public hearing closed. Intent to approved. Final Language 1/27/00**
 AYES: **Theoharis, Mills, Chinchilla, Martin, Richardson, Antenore, Joe**

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

20. 1999.753D (ZWIERZYCKI)
1051 GENEVA AVENUE (AKA 881 LISBON STREET), northeast corner of Geneva Avenue and Lisbon Street, Lot 015 in Assessor's Block 6407 -- Request for Discretionary Review of BPA No. 9905545, proposing to legalize the second unit on the ground floor of a two-story, two-unit building in a RM-1 (Residential, Mixed, Low Density) District.

(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): **(-) Steve Corier, (-) Ms. Perez, (-) Marian Aird, (+) Steve Johnston, (+) Mrs. Lopez**
 ACTION: **Take D.R. Approve with condition that deck is set back 5 ft.**

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson, Antenore, Joe

21. 1999.751D (PEPPER)
3949 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 034 in Assessor's Block 0991 -- Request for Discretionary Review of BPA No. 9914996, proposing to merge two dwelling units into one single-family dwelling and construct a three-story rear addition in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): Scott Imblish

DISCRETIONARY REVIEW WITHDRAWN

22. 1999.765D (YOUNG)
316 BARTLETT STREET, west side between 24th and 25th Streets, Lot 004 in Assessor's Block 6515 -- Request for Discretionary Review of BPA No. 9913213, proposing to construct a three-family dwelling in a RH-3 (House, Three-Family) District.

SPEAKER(S): None

ACTION: No D.R. Approved as proposed

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson, Joe

ABSENT: Antenore

23. 1999.783D (MIRAMONTES)
2416 LAKE STREET, north side between 25th and 26th Avenues, Lot 017 in Assessor's Block 1333 -- Request for Discretionary Review of BPA No. 9916721, proposing to reconstruct the top floor so that the roofline changes from a pitched roof to a flat roof in a RM-1 (Mixed, Low Density) District.

DISCRETIONARY REVIEW WITHDRAWN

24. 1999.846D (WILSON)
378 CUMBERLAND STREET, north side between Sanchez and Noe Streets, Lot 054 in Assessor's Block 3601 -- Request for Discretionary Review of BPA No. 9919078, proposing to demolish the existing dwelling and construct a new three-story dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S): None

ACTION: No D.R. Approved as proposed

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson, Joe

ABSENT: Antenore

25. 1999.436D (WOODS)
618 - 16TH AVENUE, east side between Balboa and Cabrillo Streets, Lot 036 in Assessor's Block 1629 -- Request for Discretionary Review of BPA No. 9900828, proposing to construct a second floor addition at the existing roof deck above the first floor at the rear of a two-story over-garage single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKER(S): None

ACTION: Take D.R. Approve project with unmatched lightwells.

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson, Joe

ABSENT: Antenore

Adjournment: 7:40 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 27, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:50 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Bill Wycko, Jonathan Purvis, Paul Deutsch, Tom Wang, Julian Banales, Catherine Keylon, Jim Miller, Cecilia Jaroslowsky, Judy Martin, Ellen Miramontes, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.862C (CHIN)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a -40-X Height and Bulk District.

(Proposed for Continuance to February 3 10, 2000)

SPEAKER(S): None
ACTION: Continued as amended
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

2. 98.703C (ALVIN)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster

and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.

(Continued from Regular Meeting of November 18, 1999).

(Proposed for Continuance for February 10, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

3. 98.324C (BEATTY)
897 CALIFORNIA STREET, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256-- Request for Conditional Use Authorization to construct a new six-story, nine-unit residential building above a height of 40 feet in an RM-4 District and a 65-A Height and Bulk District.

(Proposed for Continuance to February 10, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

4. 98.770E (MALTZER)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.

(Proposed for Continuance to February 24, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

5. 1999.040C (WILSON)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.

(Proposed for Continuance to February 24, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

6. 1999.247E (KUGLER)
1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration**. The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed

buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interim Industrial Protection Zone.

(Continued from Regular Meeting of December 9, 1999)

(Proposed for Continuance to February 24, 2000)

SPEAKER(S): **None**

ACTION: **Continued as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

7. 98.599E (WONG)

2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.**

South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of December 16, 1999).

(Proposed for Continuance to March 2, 2000).

SPEAKER(S): **None**

ACTION: **Continued as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Jim Hass, Re: Status report on Organ Project (Mid-Embarcadero Open Space)

Patricia Vaughney, Re: Computer (Public DBI) is not user friendly - for public access.

Lloyd Schoegel Re: Building on downtown parking lots - too many - we don't need them - wasting time and money - consider a moratorium on these proposals.

Josh: Re: Convenience of downtown parking.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

None

D. DIRECTOR'S REPORT

9. Director's Announcements.

None

10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOA: None

BOS: 275 Olympia Way--Board of Supervisors upheld Planning Commission by +6-0 (they didn't have the two thirds votes necessary to over rule the Commission).

11. Status Report: Expansion of the Transportation Impact Development Fee (TIDF); discussion of program objectives; authorization to circulate a Request for Proposals for consultant services.

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

MOTION No: 14972

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

12. BERNAL SOUTH SLOPE STUDY (MONTANA)

--Consideration of adopting a policy of automatic discretionary review for new construction proposed on VACANT parcels with slopes greater than 20 percent, or on parcels that front on undeveloped streets or that do not yet have City utilities extended to the property within an area of the City generally bounded by Crescent Street to the north, Gates Street to the east, Alemany Boulevard to the South, and to an area generally bounded by Jarboe, Peralta (both sides of street), Tompkins and Bradford Streets. This DR policy would be in effect for two years or until a cumulative impact study was prepared by the City which addressed slope stability, construction of roadways, utilities and other infrastructure to these undeveloped areas, pedestrian and traffic circulation systems, open space systems and urban design neighborhood character effects of hillside developments in the study areas.

Note: On January 20, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +7 -0. Final language on January 27, 2000.

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

MOTION No: 14973

F. REGULAR CALENDAR

13. 97.522E (WYCKO)

49 & 55 PAGE STREET Appeal of Preliminary Negative Declaration for a mixed use project with approximately 14,000 gross square feet of retail/commercial space and 128 residential units with a revised total of 126 parking spaces accessed from Page Street in an 80-foot high new building at 55 Page and through reuse of the facade of the existing building at 49 Page Street.

SPEAKER(S): (-) David Snyder, Exec. Director, San Francisco Bicycle Coalition -- traffic gross is estimated to be at .5% compounded annually and that is 6.5% in 13 years. Pointed out the traffic on Valencia, Dolores, Guerrero, South Van Ness and Mission showed an increase in just 1 year of 1.1% and that is over a time period that there weren't any traffic changes as a result of the Central Freeway. The traffic pattern in the area,

was practically stable during the time period. This data is reliable. Traffic on Market Street, showed similar increases. Over 13 yrs., the difference between a 1.1% and a .5% is a difference between 6.5% and 15%.

(-) **John Suisky** -- would like the developer to reduce the number of parking spaces. Encouraged the department to re assess requirements in areas like this.

(+) **Andrew Junius**, Asked Commission to deny appeal.

ACTION: **Approved. Negative Declaration Upheld**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Martin**
MOTION No: **14974**

14. 97.522C (PURVIS)
49 & 55 PAGE STREET, between Gough Street and Franklin Street; Lots 7 & 8 in Assessor's Block 854: Request for Conditional Use Approval under Planning Code Sections 712.11, 712.26, 271 and 304 to: (1) authorize development of a lot in excess of 10,000 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District, (2) provide a walk-up facility in an NC-3 District, (3) construct a building that exceeds the bulk limits, and (4) develop the project as a PUD (Planned Unit Development), with exceptions from density standards as set forth in Section 712.91, from dwelling unit exposure requirements in Section 140, from rear yard requirements in Section 134, from parking requirements in Section 151, from bay window and canopy dimensions standards in Section 136 (c).

SPEAKER(S): (+) **Andrew Junius, representative of project sponsor** -- gave an overall description of project.

(+) **Jeffrey Heller, project architect** -- gave a brief design presentation of project

(+) **John Kim**, supported project.

ACTION: **Approved as proposed without sponsor recommended changes**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Martin**
MOTION No: **14975**

15. 96.223E (DEUTSCH)
ALAMEDA WATERSHED MANAGEMENT PLAN. Public hearing, to receive comment on the Draft Environmental Impact Report (EIR) for the Alameda County Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 40,000 acre Alameda Watershed, located in Alameda and Santa Clara Counties, owned and administered by the San Francisco Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The Draft EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan. Written public comments on the Draft EIR will be accepted until January 31, 2000.

SPEAKER(S): **None**
Meeting held. NO ACTION REQUIRED.

16. 1999.630C (FALLAY)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
(Continued from Regular Meeting of December 16, 1999).

ITEM ON CALENDAR IN ERROR.
PROJECT HAS NOT YET BEEN ADEQUATELY NOTICED.

17. 1999.530C (WANG)

1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 - - Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 9, 1999).

SPEAKER(S): (+) Andrew Junius, representative of project sponsor -- gave an overall presentation of project.

(+) Nam Thran, brother of project sponsor -- in need of having his own house.

(-) Taylor Safford -- subdivision does not meet requirements of sec. 303 of Planning Code. Is not compatible with the neighborhood lot width. Reject application.

(-) John Disney -- there is clearly defined visual character in the neighborhood. The proposed houses would be outside the already defined character.

(-) Dorothy Disney -- Plans violate the scale requirement.

(-) Mitsy Tarver -- project would create traffic and parking problems.

(-) Phyllis Rose -- opposed the proposed project.

(-) Kathleen Safford -- opposed project.

(-) Terry Sechrist -- opposed project.

ACTION: **Passed a motion of Intent to deny this proposal. Final Language 2/10/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla**

NAYES: **Joe, Richardson**

ABSENT: **Martin**

18. 1999.664C (BANALES)

135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 - - Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.

SPEAKER(S): (+) Dennis Singer, working with owner -- gave a brief overall view of project.

(-) Sue Hestor, staff report didn't apply conditional use standards.

ACTION: **Continued to 2/3/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

19. 98.863C (KEYLON)

6900 GEARY BOULEVARD, northeast corner at 33rd Avenue, Lot 7 in Assessor's Block 1465 -- Request for Conditional Use Authorization under Planning Code Section 121.1 and 710.11 to develop a mixed-use four-story building with approximately 4,673 square feet of ground floor retail space and 17 dwelling units (including 2 affordable units) on the remaining three floors on a lot exceeding 5,000 square feet in size, on a vacant site within an NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.

SPEAKER(S): (+) Van Ly, project architect -- project has been designed and devoted to the immediate district character and responses from neighbors.

(-) Melisa Li, owner of property next to the project -- requested some changes to the project's design

ACTION: **Approved with the emphasis that design and material, as approved by staff, must not be changed.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

MOTION No: **14976**

20. 1999.416C (MILLER)

2516-24 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a **CONDITIONAL USE** for addition of three more hotel rooms to an already-approved 21-room **TOURIST HOTEL** with an

outdoor activity area at the rear of the building (for use in conjunction with hotel use and with proposed ground-floor restaurant/bar in the subject building, partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.

SPEAKER(S): **(+) Brett Gladstone, Representative of project sponsor** -- does not agree with staff recommendation for number of people allowed to be in the back yard and the hours they are allowed to be there

(-) David Dow, opposed project. There would be a lot of noise. Outdoor serving should be limited in areas that are surrounded by residential.

ACTION: **Approved the additional rooms with an intent to disapprove outdoor use. Final language 2/10/00.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

21. 1999.312E (JAROSLAWSKY)
699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - **Appeal of Preliminary Negative Declaration**. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.
(Continued from Regular Meeting of January 6, 2000)

SPEAKER(S): **(-) Sue Hestor**, had problems with staff continuing to scope out and basically disregard land use changes.

(+) Alice Barkley, representative of Project sponsor, believed that appeal is without merit.

ACTION: **Approved. Negative declaration upheld.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

MOTION No: **14977**

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

22. 1999.321D (PURVIS)
699 PENNSYLVANIA AVENUE, northeast corner between 20th and 22nd Streets, Lot 002 in Assessor's Block 4014 -- A Staff-initiated Discretionary Review of BPA No. 9907704S, proposing to demolish an industrial building and construct 10 live/work units with 10 off-street parking spaces in a M-1 (Light Industrial) District, within the IPZ (Industrial Protection Zone), and a 40-X Height and Bulk District.

SPEAKER(S): **(-) Dick Millett**, project has no open space.

(-) Gary Moody, a lot of live/work spaces are being sold to a lot of people who are not using them for live/work.

(-) Sue Hestor, opposed project.

(+) Alice Barkley, project should be approved.

ACTION: **Approved with condition that staff continue to work on west elevation design issues.**

AYES: **Theoharis, Mills, Chinchilla, Richardson**

NAYES: **Antenore and Joe**

ABSENT: **Martin**

23. 2000.001D

(MIRAMONTES)

2910 PACIFIC AVENUE, south side between Broderick and Baker Streets, Lot 037 in Assessor's Block 0963 -- Request for Discretionary Review of BPA No. 9910723S, proposing to construct a new three-story single-family residence in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): **Oppose project:**

Gail Schecter, Dr. Alan Malouf, Judith Wilson, Carol Yamaguchi, Richard Malconian, Jim Porter, Linda Romey, Neol Kirchenbaum

Support project:

Alice Barkley, Greg Scott, Ed McEachron

ACTION: **No D.R. Approved as proposed**

AYES: **Theoharis, Mills, Antenore, Joe, Richardson**

ABSENT: **Martin and Chinchilla**

24. 1999.374D (MARTIN)

993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.

SPEAKER(S): **Jim Rubin, referred to letter regarding request for continuance.**

ACTION: **Without hearing, continued to 2/17/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

25. 1999.059D (PURVIS)

445 BRYANT STREET, south side between 2nd and 3rd Streets, Lot 087 in Assessor's Block 3775 -- Request for Discretionary Review of BPA No. 9912957, proposing to demolish two industrial buildings and construct a 10-unit live/work building with ground floor commercial in a SSO (Service/Secondary Office) District, within the Interim Mixed Use Housing Zone, and a 40-X Height and Bulk District.

SPEAKER(S): **(the following speakers spoke on the matter of continuance only):**

Alice Barkley, representative of Discretionary Review, requestor, opposes this particular live/work development. Initially they would have objected to the continuance, but believe that there is letter from project sponsor to Commission stating that he would agreed to certain conditions, which include not to do anything that would end up as being a constructive eviction. As long as those conditions are met, do not have any problems with continuance.

Mary, tenant, opposed continuance.

Mrs. Sally Chapman, tenant, opposed continuance.

ACTION: **Without hearing, continued to 2/10/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe**

ABSENT: **Martin**

Adjournment: 6:10 p.m.

THE DRAFT MINUTES WERE ADOPTED AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 6, 2000.

SPEAKER(S): **None**

ACTION: **Approved with further corrections and streamlining**

AYES: **Martin, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis**

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 3, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Susana Montana, Hillary Gitelman, Sharon Young, Kelly LeBlanc, Linda D. Avery - Commission Secretary

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.532ET (ROSETTER: 558-6326)
PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site. (Continued from Regular Meeting of January 6, 1999).

Note: This item was returned to the Board of Supervisors disapproved by operation of Planning Code Section 306.4(d)(3) .

SPEAKER(S): None

ACTION: None. On calendar for informational purposes only

2. 1999.852C (GORDON: 558-6309)
1133 MARIPOSA STREET, south side of the street, between Texas and Mississippi Streets; Lot 23 in Assessor's Block 4001 -- Request for a Conditional Use Authorization to allow the conversion of an existing industrial building into one live/work unit in an M-1 (Light Industrial) Zoning District within the IPZ (Industrial Protection Zone) Buffer Zone, as required by Planning Commission Resolution No. 14861 (Section III). The property is in a 40-X Height and Bulk District.

(Proposed for Continuance to February 17, 2000).

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin

3. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Blvd; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, and equipment in the basement of the building, as part of a wireless transmission network operated by Sprint Spectrum.

(Proposed for Continuance to March 2 9, 2000)

SPEAKER(S): None

ACTION: Continued as indicated

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Don Andrenini

Re: 1135 Bush St -- rated as priority one on the Planning Department 's UMB survey--meaning this building has a highest value rating. DBI has signed off on revisions to permit without re-submitting to Planning for review This has resulted in a gunite substance being allowed to cover the brick.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

Mills: - Requested staff report of UMB mentioned in public comment. & the overall UMB program.

- How was this project rated and what recourse do we have.
- Antenore: - Also include possible measures that we might be able to take against this.
- When will job housing linkage program come back to CPC?

D. DIRECTOR'S REPORT

5. Director's Announcements.
Department Budget and Work Program is scheduled to come to the Commission on February 17.
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
BOS: - Appeal of Conditional Use at 634 Los Palmos - Continued to 27
- Landmark status of Doggie Diner head was continued.

BOA: - 2836 Washington St. (Continued to 3/15 with conditions)
- 57 Arbor St. - Planning Commission upheld
- 317 Harriet - upheld Planning Commission

E. REGULAR CALENDAR

7. 2000.057RM (MONTANA: 558-6313)
Initiate General Plan Map and Text Amendments, Consideration of a proposal to initiate amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community on the approximately 70 acre planned unit development approved as a Conditional Use in 1985 and 1992. The Executive Park Subarea encompasses Lots 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Park Road to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18; and (4) Various portions of the text of the Subarea Plan For Executive Park would also be amended to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines throughout the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet, communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to enjoy the view of the Bay; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the

extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane in order to connect to Harney Way. The Planning Commission will consider initiation of these amendments on February 3, 2000 and, if so initiated, would schedule a public hearing for some time in February or March 2000 to consider the adoption of these amendments.

- SPEAKER(S):** **(+) John Sanger**, representative for Universal Paragon Corporation,
- When initiating this amendment, it is necessary for the Commission to be specific on setting the intended hearing date at this time even though it might be further out.
(-) Fran Martin, Visitacion Valley,
- Concerned about traffic impacts and quality of life in our neighborhoods
- Community should have input in what is developed at Executive Park
(-) Don Berton, President Little Hollywood Association,
- provide a traffic plan--there are transportation issues
- Environmental Impact Report is 25 years old

ACTION: **Approved**

AYES: **Theoharis, Antenore, Chinchilla, Joe, Richardson, Martin**

NAYES: **Mills**

RESOLUTION No: **14978**

8. 96.223E (GLASNER: 558-6424)
PENINSULA WATERSHED MANAGEMENT PLAN. Public hearing, to receive comment on the Draft Environmental Impact Report (EIR) for the Peninsula Watershed Management Plan. The Watershed Management Plan would provide comprehensive policies and actions for managing the land and resources of the 23,000 acre Peninsula Watershed, located in central San Mateo County, owned and administered by the San Francisco Public Utilities Commission Water Supply and Treatment Division. The Watershed stores and provides water for homes and businesses in San Francisco and portions of San Mateo, Alameda and Santa Clara Counties. The Draft EIR analyzes at a programmatic level the potential environmental impacts of various activities and development projects that could occur under the policies of the proposed Management Plan. Written public comments on the Draft EIR will be accepted until 5:00 p.m. on February 4, 2000.

- SPEAKER(S):** **Mike Nevan, Supervisor, County of San Mateo**,
-concerned about the protection and integrity of our water
Margaret Ropper, Fish and Game Department,
- concerned about species habitat fragmentation impact
Libby Armanino,
- concerned about the quality of our lives--we should be allowed the privilege of trail riding and hiking.
George Sublett,
- wants to insure the protection of wild life
Ada Quinn,
- concerned about water quality and species mitigation
Jane Lancaster,
- wants adequate protection of endangered species
Doug Kerseg,
- ridge trail will make a valuable asset for the citizens of the bay area
Robert Greene,
- this will have an impact along ridge trail
Ernest Meissner,
- implement reasonable mitigation measures to safeguard environment and water supplies.

John Gerleman,

- support Crystal Springs be open to the public

Sue Smith,

- protect habitat, water quality and resources

Jim Spalding,

- concerned about protection of habitat

Michael Kelly,

- need to share the resources and work to manage our trail systems

David Newhouse,

- trail should be open to public

Sheryl Davis,

- improve our efforts by educating the public about nature, and to protect our natural resources

Doris Lindsors,

- make trail safe to the hikers

Paul Mazza,

- maintain water quality

Kathy Hatcher,

- have trail hours open to the public

Andrew Dugrsea,

- concerned about water management and quality

Ruth Grabanis,

- hikers do not affect the wild life

- protect our water supply

Art Jansen,

- public access can bring direct impact to water quality

Carol Hamdy,

- concerned about water protection

Bill Nolan

- concerned about water quality

Mike Krasilnikoff

- people would not create any adverse impact on the environment

Amy Myers,

- concerned about water contamination

Bill Long,

- monitor environmental impact from trail users

Michael Finn,

- concerned about water supply

ACTION:

Meeting held to receive public comment only. At the close of the Public hearing, no further action required.

9. 1999.664C (BANALES: 558-6339)

135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.

(Continued from Regular Meeting of January 27, 2000)

ITEM ON CALENDAR IN ERROR

10. 1999.463C (YOUNG: 558-6348)

745 CLEMENTINA STREET, east side between 8th and 9th Streets; Lot 33 in Assessor's Block 3729: Request for Conditional Use Authorization to demolish an existing industrial

building to allow the construction of two live/work units in an SLR (Service/Light Industrial/Residential) Zoning District within the Mixed Use Buffer Area as required by Planning Commission Resolution No. 14861 (Section IV). The property is in a 50-X Height and Bulk District.

SPEAKER(S): **(+) Jay Blakesberg**, property owner, needs to expand his building, to be able to live and work.

(+) Young Wong, project architect -- described design of project

(-) Omar Perez, notices were not posted within the time frame. Project is not within context of the neighborhood.

(-) John Peterson, project is too large. Concerned about light, air, and privacy. Would like to meet with project sponsor and discuss alternatives to the proposed project.

ACTION: **Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Richardson, Martin**

NAYES: **Joe**

MOTION No: **14979**

11. 1999.723C (LeBLANC: 558-6351)

706 POLK STREET, northeast corner at Eddy Street; Lot 014 in Assessor's Block 0740 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, with equipment on the roof of the building screened from view, as part of a wireless transmission network operated by Sprint Spectrum. Preliminary Recommendation: Approval

SPEAKER(S): **(+) Anthony Lowlo**, represents Sprints PCS, gave a description of project.

(-) Maureen Reed, protested the erection of the antennas. These antennas are proved to be health hazards.

ACTION: **Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

MOTION No: **14980**

ATAPPROXIMATELY 4:45 P.M., THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

12. 1999.653D (MIRAMONTES: 558-6348)

2515 SCOTT STREET, west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 16, 1999).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 3/2/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

13. 1999.639D (ARCE: 558-6332)

265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): **(-) John Horton**, won't have any privacy. Project would degrade the value of the neighborhood.

(-) Jerry Cantou, has traffic flow and safety concerns.

(-) David Hooper, concerned about the traffic hazards.

(-) Gene Kaplan, this is very dangerous intersection. This will be a death trap.

(-) **Bruce Hoffman**, project is out of proportion to the whole neighborhood. Plans do not show the true height of the property.

(-) **Anthony Sacko**, concerned about traffic.

(+) **Daniel Page**, owner of subject project -- described project.

ACTION: **Public hearing closed. Continued to 2/17/00 to address traffic concerns.**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

14. 1999.685D (WANG: 558-6335)
719 PERU AVENUE, east side between Val Mar Terrace and Avalon Avenue, Lot 024 in Assessor's Block 5943 -- Request for Discretionary Review of BPA No. 9911897, proposing to construct a two-story-over-garage plus basement single-family dwelling on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): (-) **Justin**, (helped by a translator), height of building blocks the light well in the kitchen.

(+) **Van Ly**, project architect, gave a description of revised plans.

ACTION: **No D.R. Approved as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson, Martin**

Adjournment: **5:40 P.M.**

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 13, 2000.

SPEAKER(S):

None

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Richardson, Joe

ABSENT:

Chinchilla, Martin

**SAN FRANCISCO
PLANNING COMMISSION
&
REDEVELOPMENT AGENCY COMMISSION**

**Meeting Minutes
of
Special Joint Meeting**

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

**Board of Supervisors Chamber - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Tuesday, February 8, 2000
4:00 PM**

PLANNING: **PRESENT:** Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin

REDEVELOPMENT: **PRESENT:** Dunlop, Yee, King, Romero, Singh, Sweet

MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 4:15 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. SPECIAL CALENDAR

1. 1994.061E (GITELMAN)
HUNTERS POINT SHIPYARD. Certification of the Final Environmental Impact Report (EIR). The San Francisco Planning Department and the San Francisco Redevelopment Agency have jointly prepared a document entitled *Hunters Point Shipyard Reuse Revised Draft EIR Comments and Responses*, which contains all comments received on the November 1998 *Revised Draft EIS/EIR* for Hunters Point Shipyard prepared jointly with the US Navy. The Comments and Responses document also contains responses to all comments received, and changes to the text of the Revised Draft EIS/EIR necessary to reflect updated information, including the decision by the Planning Department, Redevelopment Agency, and US Navy to prepare a separate Final EIR and Final EIS. The Comments and Responses document, together with the *Revised Draft EIS/EIR*, as amended, constitutes a Final EIR. The Final EIR considers the direct and indirect impacts of Navy disposal, a No Action Alternative, and two reuse alternatives. The Proposed Reuse Plan Alternative would be implemented via the Hunters Point Shipyard Redevelopment Plan, adopted July 14, 1997, and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. The immediate action proposed on the basis of the certified Final EIR is adoption by the San Francisco Redevelopment Agency Commission of CEQA findings related to the July 14, 1997 Redevelopment Plan. **Note: the public hearing for this item is closed. The public comment period for the Revised Draft EIS/EIR ended on January 19, 1999.**

SPEAKER(S):	Christine Shirley, James Bryant, Eve Bach, Alex Landsburg, Frank O'Neil, Sal Bloom, Mr. Montgomery
ACTION:	Approved
ABSENT:	Martin
MOTION No.:	14981

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 10, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Tom Wang, Hillary Gitelman, Tim Blomgren, Larry Badiner, Jim Miller, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.311D (PURVIS: 558-6354)
2101 - 3RD STREET, east side between 18th and 19th Streets, Lot 004 in Assessor's Block 4045 -- A staff-initiated Discretionary review of BPA 9907713 and 9907714 proposing to demolish an industrial building and construct 20 live/work units with 20 off-street parking spaces in an M-2 (Heavy Industrial) District, within the Mixed-Use Housing Zone and a 50-X Height and Bulk District.
(Proposed for Continuance to February 17, 2000).
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
- 2a. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, encompassing an entire block bounded by Rhode Island, 17th, Kansas and 16th Streets; Lot 1 in Assessor's Block 3957 -- Request for Planning

Commission authorization of office space in excess of 50,000 square feet under procedures set forth in Planning Code Section 321, Office Development Annual Limit, to allow new construction of an approximately 250,600 square foot 4-story office building, targeted to meet the needs of the multimedia industry. Request for Conditional Use Authorization under Planning Code Section 303 and Planned Unit Development under Section 304 to allow exceptions to the Planning Code for tandem/valet parking and reduced vertical dimensions of required freight loading spaces. This notice also sets forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 (Child care) and 314.4 (Affordable Housing). The 80,000 square foot site is within an M-2 (Heavy Industrial) and 50-X Height and Bulk District and also within an IPZ - Industrial Protection Zone, an interim control imposed by the Planning Commission in Resolution 14861.

(Proposed for Continuance to February 17, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

- 2b. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, by Resolutions 14861 and 14887, the Planning Commission adopted a DR policy for projects involving demolition of vacant industrial buildings within designated Industrial Protection Zones to review displacement impacts on existing and potential future businesses in the "production, distribution and repair" (PDR) sector. The West Coast Recycling Company, former owner of the property, vacated the existing buildings on the project site voluntarily in September, 1998 and relocated in San Francisco. Under Commission policy, a DR hearing relating to the demolition is required.

(Proposed for Continuance to February 17, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

3. 1999.630C (FALLAY: 558-6387)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.

(Proposed for Continuance to February 17, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

4. 98.324C (BEATTY: 558-6163)
897 CALIFORNIA STREET, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256-- Request for Conditional Use Authorization to construct a new six-story, nine-unit residential building above a height of 40 feet in an RM-4 District and a 65-A Height and Bulk District.
 (Continued from Regular Meeting of January 27, 2000)

(Proposed for Continuance to March 9, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

5. 98.703C (BRESANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 27, 2000)
(Proposed for Continuance to March 9, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

6. 1999.664C (BANALES: 558-6339)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow a building expansion consisting of two live/work units in a Mixed Use Buffer Zone, pursuant to Planning Commission Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District.
(Continued from Regular Meeting of February 3, 2000)
(Proposed for Continuance to February 24, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

7. 1999.624C (WILSON: 558-6602)
123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 - Request for a Conditional Use authorization pursuant to Planning Code Section 303(e), to change conditions imposed in a prior conditional use authorization, and pursuant to Planning Code Section 209.4(a) to allow the expansion of the existing community facility, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to April 27, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda

items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Patricia Vaughney

- Re: - California Tennis Club: not sure this should be before this Commission. Department may end up in a law suit.
- Computer problems -- for public use-- at DBI.
 - Affordable housing: junior 5's - demolishing them and rebuilding at 2 & 3 times the size.

Sue Hestor

- Re: - Problems wit the Planning and DBI computers.
- Next week, CPC will have the 1st office tenant projects that are next to residential.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

Antenore: What are the troubles with computer system at DBI and access to permit history?

D. DIRECTOR'S REPORT

9. Director's Announcements.

None

10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOS: - **634 Los Palamos: upheld CPC approval**

- **considered Jobs Housing linkage program--which CPC has not considered yet.**

BOA: - **1000 Pennsylvania - upheld CPC +3 -1.**

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

11. 1999.530C

(WANG: 558-6335)

1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 - - Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 9, 1999).

Note: On January 27, 2000, after public testimony the Commission closed public hearing and passed a motion of intent to deny by a vote of +4 -2. Commissioners Richardson and Joe voted no. Commissioner Martin was absent. Final Language 2/10/00.

SPEAKER(S): None
 ACTION: Project disapproved
 AYES: Theoharis, Mills, Antenore, Chinchilla
 NAYES: Joe, Richardson
 ABSENT: Martin
 MOTION No: 14982

12. 1999.416C (MILLER: 558-6344)
2516-24 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a **CONDITIONAL USE** for addition of three more hotel rooms to an already-approved 21-room **TOURIST HOTEL** with an outdoor activity area at the rear of the building (for use in conjunction with hotel use and with proposed ground-floor restaurant/bar in the subject building, partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.
Note: On January 27, 2000, after public testimony the Commission closed public hearing and passed a motion of intent to approve the requested addition of three more tourist hotel rooms and to disapprove the requested outdoor use at the rear of the property by a vote of +6 -0. Commissioner Martin was absent. Final Language 2/10/00.

SPEAKER(S): None
 ACTION: Approved three more tourist hotel rooms and disapproved the request for outdoor use at the rear of the property.
 AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin
 MOTION No: 14983

F. REGULAR CALENDAR

13. 98.281E (AHMADI: 558-6295)
CHINA BASIN LANDING OFFICE EXPANSION PROJECT, - Certification of the Draft Environmental Impact Report. The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification. The purpose of the hearing is to take public comment on the adequacy of the Draft EIR which was published on November 6, 1999.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON DECEMBER 21, 1999.

Preliminary Recommendation: Approval

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 2/17/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

14. 1998.864E (BLOMGREN: 558-6373)
650-90 - 4TH STREET, northwest corner at Townsend Street, Lots 8 and 9 of Assessor's Block 3786. Public hearing, to receive comment on the Draft Environmental Impact Report for the 650-690 Fourth Street. This project would involve the demolition of a tourist hotel and an industrial building and the construction of a new four story building with 54 live/work units, ground level retail space and ground level and underground parking. The subject property is located in a Service/Secondary Office (SSO) District, an IPZ Buffer Zone, and a 65-X Height and Bulk District. Note: Written comments on the Draft EIR will be accepted by the Planning Department until the close of business on February 10, 2000.
 Preliminary Recommendation: Public hearing and discussion only. No action.
 SPEAKER(S): **John Elberling--what approvals are required? Shouldn't affordable units be included in the new project?**
Sue Hestor--concerned about this project as a housing site and isn't it going to be commercial?
 ACTION: **Public hearing held and closed. No action taken**
 AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
 ABSENT: **Martin**
15. 1999.862C (CHIN: 575-6897)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a -40-X Height and Bulk District. Preliminary Recommendation: Approval
 (Continued from Regular Meeting of January 27, 2000).
 SPEAKER(S): **None**
 ACTION: **Without hearing, continued to 2/17/00**
 AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
 ABSENT: **Martin**
16. 1999.626C (BORDEN: 558-6321)
851 HEAD STREET, north side, between Ashton Avenue and Holloway Avenue; Lot 14 in Assessor's Block 6923 -- Request for a Conditional Use authorization to allow the establishment of a residential care facility for a maximum of 12 senior citizens in an existing building, pursuant to Planning Code Section 209.3(c) (Institutional Uses Permitted in R Districts); In the RH-1(D) (House, One-Family (Detached Dwellings) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval.
 SPEAKER(S): **Alice Barkley**
Paul Conroy--concerned about single family zoning of the neighborhood and would like to preserve the character and

density of it.
ACTION: PROJECT WITHDRAWN

17. 1999.430 ET (ROSETTER: 558-6326)
BERNAL PERMIT REVIEW AND NOTICE AMENDMENT: Consideration of a proposal to initiate an amendment to the San Francisco Municipal Code ("Planning Code") which would amend Section 242 to provide that the review, notification and appeal procedures for residential building permits in the Bernal Heights Special Use District be those provided for the rest of the residential districts in the city pursuant to Planning Code Section 311.
 Preliminary Recommendation: Initiation
 SPEAKER(S): **None**
 ACTION: **Approved**
 AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**
 ABSENT: **Martin**
 RESOLUTION No: **14984**

AT APPROXIMATELY 4:05P.M. PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

18. 1999.059D (PURVIS: 558-6354)
445 BRYANT STREET, south side between 2nd and 3rd Streets, Lot 087 in Assessor's Block 3775 -- Request for Discretionary Review of BPA No. 9912957, proposing to demolish two industrial buildings and construct a 10-unit live/work building with ground floor commercial in a SSO (Service/Secondary Office) District, within the Interim Mixed Use Housing Zone, and a 40-X Height and Bulk District.
Staff Recommendation: Approval
 (Continued from Regular Meeting of January 27, 2000).
 SPEAKER(S): (-) Alice Barkley--concerned about displacement of existing industrial/commercial tenants, and the design of the project
 (-)Toby Levy--concerned about parking and respect for residential quality
 (-) Steven Pensky--would create a curtain wall that would block significant daylight and open space from his building
 (-) Mary Mayle--concerned about tenant displacements
 (-) Sally Chapman--concerned about small business displacements
 (+) Agustin Rosas-Maximin, project sponsor
 (+) Warner Smalls, project architect--project complies with all the planning regulations in place.
 ACTION: **Take Discretionary Review and approve with modifications: 2nd level to have a 10 ft. set back all the way up.**
 AYES: **Theoharis, Mills, Antenore, Chinchilla, Richardson**
 NAYES: **Joe**
 ABSENT: **Martin**
19. 1999.748D (CHIN: 575-6897)
2269 GREENWICH STREET, south side between Fillmore and Steiner Streets, Lot 028 in Assessor's Block 0515 -- Request for Discretionary Review of BPA No. 9914459, proposing to expand garage, remodel first and second floors, and add a third floor in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval

SPEAKER(S): (-) Irene Marissi--concerned about privacy, air, and light
 (-) Len Marissi--project is too big
 (-) Patricia Vaughey--supports affordable housing
 (+) Mark Nelson, project owner
 (+) Sarah Nelson, wife of project owner
 ACTION: No Discretionary Review. Approved as proposed
 AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin

20. 1999.686D (CHIN: 575-6897)

148 - 7TH AVENUE, east side between California and Lake Streets, Lot 033 in Assessor's Block 1366 -- Request for Discretionary Review of BPA No. 9912734, proposing to construct a two-story horizontal addition at the rear of an existing two-story-over-garage single-family residence in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval.

SPEAKER(S): (-) Jerry Murphy, Attorney for DR requestor--violating code; creating a blind stucco wall and constructing a flat line window
 (-) Laura Newman, DR requestor--concerned about light and air
 (+) Dena Plantsky--this project would improve the neighborhood
 (+) Julie Plantsky
 ACTION: No Discretionary Review. Approved as proposed
 AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
 ABSENT: Martin

21. 1999.659D (MARTIN: 558-6616)

829 DE HARO STREET, east side between 20th and 22nd Streets, Lot 061 in Assessor's Block 4096 -- Request for Discretionary Review of BPA No. 9907413S, proposing to demolish the existing single-family dwelling and construct a two-dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKER(S):

Opposed project:

(-) Peter Rudolphi, D.R. requestor, concerned
 (-) Gary Classman,
 (-) Derrick Claudus,
 (-) Julia Bergman,
 (-) Chris Hollif,
 (-) Brian Brill,
 (-) Diana Connor,
 (-) Susan Moses,
 (-) Stephanie,
 (-) Zale Freeman,

Support Project:

(+) Andrew Junius,
 (+) Edith Caldwell,

- (+) Greg Liddy,
- (+) Gary Busard, would add value to neighborhood
- (+) Bill Sorensen, project is a positive growth and would enhance the neighborhood.
- (+) Clifford Fred, this project is not out of scale. This is a first class project.
- (+) Brook Turner
- (+) Chris Provo, great attributed to Potrero Hill
- (+) Chris Thompson
- (+) Betty Warner
- (+) Louis Warner
- (+) Peter Uttiner

ACTION: Take Discretionary Review. Approved as modified:
 - reduce height by 10' .
 - set back 3rd floor 15' .
 - modify roofline at the discretion of Department staff.

AYES: Theocharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

22. 1999.651D (MARTIN: 558-6616)
322 RUTLEDGE STREET, north side between Peralta Avenue and Alabama Street, Lot 011 in Assessor's Block 5540 -- Request for Discretionary Review of BPA No. 9907268, proposing to raise the existing single-family dwelling four feet and construct a new garage, master bedroom and master bath on the first floor in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): (-) Lisa Honick, DR requestor--concerned about height, light, and parking. Major concern is the negative effect that this would have in the value of her house
 (-) Jim Durbin--negative impact in the neighborhood
 (+) Stewart Hills, project architect
 (+) David Robins, project owner

ACTION: No Discretionary Review. Approved as proposed

AYES: Theocharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

Adjournment: 7:07 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 4, 2000.

ACTION: Approved

AYES: Theocharis, Antenore, Chinchilla, Joe, Richardson

ABSENT: Mills, Martin

55
0
7/00

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 17, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis, Martin

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT MILLS AT 1:32 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Hillary Gitelman, Larry McDonald, Amit Ghosh, Diane Lim, Rana Ahmadi, Edy Zwierzycki, Elizabeth Gordon, Larry Badiner, Lois Scott, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.218E (COOPER: 558-6405)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative** Declaration. The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
(Continued from Regular Meeting of January 13, 2000)
(Proposed for Continuance to February 24, 2000).
SPEAKER(S): None
ACTION: Continued as indicated
AYES: Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis, Martin

2. 1999.218C (WOODS: 558-6315)
1715 OCTAVIA STREET, west side, corner of Pine Street; Lots 1, 28, 28A, 29 and 30 in Assessor's Block 663 -- Request for a Conditional Use authorization under Sections 209.3(h), 303 and 304 of the Planning Code to permit a Planned Unit Development for the conversion of the former private Morning Star/Montessori Elementary School to a private secondary school, The Schools of the Sacred Heart Stuart Hall High School for Boys, in an RH-2 (Residential, House Districts, Two-Family) District and a 40-X Height and Bulk District, including an exception to the rear yard requirements as stated in Section 134 of the Planning Code.

The proposed project would (1) merge the five existing lots into one lot under one ownership; (2) renovate the existing three-story Morning Star School building (approximately 11,400 square feet) at 1715 Octavia Street (Lot 1); (3) demolish approximately 1,600 square feet and rebuild approximately 1,400 square feet of the two-story building at 1907-09 Pine Street (Lot 29); (4) preserve the existing building at 1911 Pine Street (Lots 28 and 28A); (5) construct a new building, 3-story over 3-subterranean basement levels, approximately 34,000 square feet; and (6) provide a ground level outdoor court yard between the existing Morning Star School building and the new building.

The proposed project would be comprised of three connected, two- to three-story, maximum 40-foot tall buildings (approximately 48,000 square feet total), containing 15 classrooms, a below-grade gymnasium, accessory administrative, library, lab and studio spaces, 12 independently accessible parking spaces, 30 bicycle parking spaces, and a maximum enrollment of 250 students.

(Proposed for Continuance to February 24, 2000).

SPEAKER(S):	None
ACTION:	Continued as indicated
AYES:	Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT:	Theoharis, Martin

3. 1999.630C (FALLAY: 558-6387)
130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of February 10, 2000).
Proposed for Continuance to March 2, 2000.

SPEAKER(S):	None
ACTION:	Continued as indicated
AYES:	Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT:	Theoharis, Martin

4. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

(Continued from Regular Meeting of January 20, 2000).

Proposed for Continuance to March 23, 2000.

SPEAKER(S): None
ACTION: Continued as indicated
AYES: Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Fred McNeil, Oppose Continuance of 316-318 Leland St.
Mary Schembri, Oppose Continuance of 316-318 Leland St.
Kinwood DeVouy, Oppose Continuance of 316-318 Leland St.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters

Antenore: Jobs Housing Linkage Program: staff to obtain background documentation, including studies that have been used to back this legislation, any information that the department has put together on this general topic --including experiences or studies by other jurisdictions.

D. DIRECTOR'S REPORT

6. Director's Announcements.

1135 Bush St. - Status Report - Permit issued by DBI without been re-considered by Planning Department.

7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

B of A: None
B of S: - Job Housing Linkage Program

E. REGULAR CALENDAR

8. (HOGAN: 558-6610)
Review and Comments on the Planning Department's Proposed Work Program and Budget for FY 2000-2001.
SPEAKER(S):
Leslie Abbott, Local 21 representative, concerned about employees training, and transportation, (department is in violation on one of the conditions of approval) and would like to be able to meet with Planning Director regularly.
Tom Meyers, support of the budget specifically about historical preservation element.
John Barbey, support budget specially completing revised historic survey.
Steve Vettel, support budget.
Sue Hestor, urge Commission to revisit the Downtown Plan
John Bardis, planning should be done or monitored by the Planning Department not by other agencies that are not doing planning at all.
Doug Shoemaker, neighborhood base planning in the area of Northeast Mission.
ACTION: Public hearing closed. Continued to 2/24/00 for action.
AYES: Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis, Martin
9. 98.281E (AHMADI: 558-6295)
CHINA BASIN LANDING OFFICE EXPANSION PROJECT, Environmental Impact Report Certification- The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification.
Preliminary Recommendation: Certification.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON DECEMBER 21, 1999.
SPEAKER(S): None
ACTION: Approved certification
AYES: Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis, Martin
MOTION No.: 14985
10. 1999.862C (CHIN: 575-6897)
2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of February 10, 2000).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 3/2/00**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

11. 98.087C (ZWIERZYCKI: 558-6263)

2550 BAYSHORE BLVD, Lot 002 in Assessor's Block 6308, north side between Visitation and Sunnysdale Avenues - Request for Conditional Use authorization to enlarge an existing Automotive Repair Service (dba Visitation Auto Repair) by replacing an approximately 330 gross square-foot auto repair building with an approximately 5,700 square-foot auto repair building (under Planning Code Sections 178(c) and 712.59) in NC-3 (Neighborhood-Commercial, Moderate-Scale) and 40-X Height and Bulk Districts

Preliminary Recommendation: Approval with conditions

SPEAKER(S):

Gregory Lim, Architect for owner of proposed project.

- gave a description about the project.

ACTION: **Approved**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

MOTION No.: **14986**

12. 1999.852C (GORDON: 558-6309)

1133 MARIPOSA STREET, south side of the street, between Texas and Mississippi Streets; Lot 23 in Assessor's Block 4001 -- Request for a Conditional Use Authorization to allow the conversion of an existing industrial building into one live/work unit in an M-1 (Light Industrial) Zoning District within the IPZ (Industrial Protection Zone) Buffer Zone, as required by Planning Commission Resolution No. 14861 (Section III). The property is in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 3, 2000).

SPEAKER(S):

Bruce Bonnicker, project in the spirit of the original live/work legislation

Dick Millett, would some trees added and also that the be painted.

ACTION: **Approved as modified:**

- add street trees subject to staff approval

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

MOTION No.: **14987**

13. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)

350 RHODE ISLAND STREET, encompassing an entire block bounded by Rhode Island, 17th, Kansas and 16th Streets; Lot 1 in Assessor's Block 3957 -- Request for Planning Commission authorization of office space in excess of 50,000 square feet under procedures set forth in Planning Code Section 321, Office Development Annual Limit, to allow new construction of an approximately 253,600 square foot 4-story office building, including 3,000 sq. ft. of retail designed to provide office space which will serve multi-media tenants. Request for Conditional Use Authorization under Planning Code Section 303 and Planned Unit Development under Section 304 to allow exceptions to the Planning Code for tandem/valet parking and reduced vertical dimensions of required freight loading spaces. This notice also

sets forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 (Childcare) and 314.4 (Affordable Housing). The 80,000 square foot site is within an M-2 (Heavy Industrial) and 50-X Height and Bulk District and also within an IPZ - Industrial Protection Zone, an interim control imposed by the Planning Commission in Resolution 14861.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of February 10, 2000)

SPEAKER(S):

(+) **Bob McCarthy**, project sponsor representative

David Bracker, Arriba Juntos and Mission Hiring Hall Executive Director, support project, neighborhood people are guarantee to get substantial jobs

Don Kingsley, SKS investments, gave an overall description about project

Peter Fadeth, Architect, gave a description of the project

Babbett Drefke, too much traffic and people in the area

Dick Millett, concerned about employment for people already living in the area

Michael Mahony, building owner

Jim Gonzales, Informational Technology Coalition, Executive Director, support project.

Gail Golden, project is wonderful for the neighborhood, but concerned about parking.

Sue Hestor, office uses should not be in Lower Potrero Hill

Norma Roth, concerned about traffic and parking

Howard Straussner, Sierra Club, concerned about traffic and parking in the area.

Eric Alfred, traffic and parking.

ACTION: **Approved**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

MOTION No.: **14988**

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

14. 98.714BCD (BADINER/SCOTT: 558-6350/558-6317)
350 RHODE ISLAND STREET, by Resolutions 14861 and 14887, the Planning Commission adopted a DR policy for projects involving demolition of vacant industrial buildings within designated Industrial Protection Zones to review displacement impacts on existing and potential future businesses in the "production, distribution and repair" (PDR) sector. The West Coast Recycling Company, former owner of the property, vacated the existing buildings on the project site voluntarily in September, 1998 and relocated in San Francisco. Under Commission policy, a DR hearing relating to the demolition is required.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 10, 2000).

SPEAKER(S):

(+) **Bob McCarthy**, project sponsor representative

David Bracker, Arriba Juntos and Mission Hiring Hall Executive Director, support project, neighborhood people are guarantee to get substantial jobs

Don Kingsley, SKS investments, gave an overall description about project

Peter Fadeth, Architect, gave a description of the project

Babbett Drefke, too much traffic and people in the area

Dick Millett, concerned about employment for people already living in the area

Michael Mahony, building owner

Jim Gonzales, Informational Technology Coalition, Executive Director, support project.

Gail Golden, project is wonderful for the neighborhood, but concerned about parking.

Sue Hestor, office uses should not be allowed in Lower Potrero Hill

Norma Roth, concerned about traffic and parking

Howard Straussner, **Sierra Club**, concerned about traffic and parking in the area.

Eric Alfred, traffic and parking.

ACTION: **Take D.R. Approve staff recommendations w/conditions**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

MOTION No.: **14989**

15. 1999.639D (ARCE: 558-6332)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of February 3, 2000).
SPEAKER(S): **None**
ACTION: **Without hearing, continued to 3/9/00**
AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Theoharis, Martin**
16. 1999.374D (MARTIN: 558-6616)
993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
 Preliminary Recommendation: Do not take DR, approve project.
 (Continued from Regular Meeting of January 27, 2000).
SPEAKER(S):
Paul Zingaro, opposed continuance
Jim Rubin, representative for project sponsor, requested continuance to meet with Mr. Zingaro to come to some kind of agreement with project sponsor.
Ms. Gardner, opposed continuance
ACTION: **Without hearing, continued to 3/2/00**
AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Theoharis, Martin**
17. 1999.311D (PURVIS: 558-6354)
2101 - 3RD STREET, east side between 18th and 19th Streets, Lot 004 in Assessor's Block 4045 -- A Staff-initiated Discretionary Review of BPA Nos. 9907713 and 9907714, proposing to demolish a two-story industrial building and construct 20 live/work units with 20 off-street parking spaces in an M-2 (Heavy Industrial) District, within the Mixed Use Housing Zone, and a 50-X Height and Bulk

District.

Preliminary Recommendation: Approval.

SPEAKER(S):

Jeffrey Fettner, do not approve project.

Gary Moody, is not a compliance with the neighborhood element for that area of the master plan.

Dick Millett, live/work in mixed use areas should be control.

Sue Hestor, would make transportation issues worse.

Jim Rubin, representative for project sponsor

ACTION: **Take D.R. Approve staff recommendation: add direct access to commercial space; expand commercial space; adopt D.R. findings (negative declaration)**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

18. 1999.684D (WILSON: 558-6602)

129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval.

SPEAKER(S):

Paul Curtis, height and square footage proposed would be out of character with the neighborhood

Tom Gilleran, this is not in the make up of the block or the surrounding areas.

Jan Hammock, project is not keeping with Glen Park design/guidelines.

Art Bender, would have a negative impact on this property. Proposed building is massive.

Paul Travis, concerned about height and bulk of project

Deanne Cooper, opposed to size and scope of project

David Lauren, concerned about traffic and parking in the area.

William Petri, opposed project

Anita Petri, opposed project

Robert Camozzi, opposed project

Mary Yamamoto, opposed project

Samuel Seehan, concerned about parking and scale of project.

ACTION: **Public hearing closed. Continued to 3/2/00**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

19. 1999.754D (MIRAMONTES: 558-6348)

2149-51 NORTH POINT STREET, south side between Scott and Divisadero Streets, Lot 036 in Assessor's Block 0921 -- Request for Discretionary Review of BPA No. 9913186S, proposing to remove rear deck and replace with two-story addition and add third-floor addition to a two-unit building in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval.

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 3/2/00**

AYES: **Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Theoharis, Martin**

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 18, 2000.

ACTION: **Approved**

AYES: **Theoharis, Antenore, Martin, Chinchilla, Richardson**

ABSENT: **Mills, Joe**

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 24, 2000

1:30 PM

DOCUMENTS DEPT.

OCT - 3 2000

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT MILLS AT 1:34 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Rick Cooper, Edy Zwierzycki, Costolino Hogan, Mark Paez, Mary Woods, Susana Montana, Ellen Miramontes, Linda Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.473D (ZWIERZYCKI: 558-6263)
2390 MARKET STREET, northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 -- Request for Discretionary Review of BPA No. 9920010, proposing to establish a retail use (Pottery Barn) within entire building (formerly occupied by a financial institution) in the Upper Market Street Neighborhood-Commercial District and a 65-B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted
(Proposed for Continuance to March 2, 2000).

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

Theoharis

- 1999.247E (KUGLER: 558-6396)
1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration.** The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interim Industrial Protection Zone.
 Recommendation: Uphold Preliminary Negative Declaration.
 Preliminary Recommendation: Uphold Negative Declaration.
 (Continued from Regular Meeting of January 27, 2000)
Proposed for Continuance to March 30, 2000 April 6, 2000.

SPEAKER(S):	None
ACTION:	Continued as indicated
AYES:	Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT:	Theoharis

- 1999.486C (BEATTY: 558-6163)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
 (Continued from Regular Meeting of January 20,2000).
Proposed for Continuance to March 30, 2000 April 6, 2000.

SPEAKER(S):	None
ACTION:	Continued as indicated
AYES:	Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT:	Theoharis

- 98.770E (MALTZER: 558-6391)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room, and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.
(Continued from Regular Meeting of January 27, 2000)
Proposed for Continuance to March 30, 2000 April 6, 2000.

SPEAKER(S): None
ACTION: Continued as indicated
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis

- 1999.040C (WILSON: 558-6602)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in
 Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care

facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.

(Continued from Regular Meeting of January 27, 2000)

Proposed for Continuance to ~~March 30, 2000~~ April 6, 2000.

SPEAKER(S):	None
ACTION:	Continued as indicated
AYES:	Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT:	Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Matters

Antenore:

Job Housing Program: requested from Department the Nexus Study and other background documents that provide the bases for the two resolutions from supervisor Katz and Ammiano.

D. DIRECTOR'S REPORT

7. Director's Announcements.

None

8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOS: Doggie Dinner Head: continued for one week

9. (MILLER: 558-6344)

Informational Presentation on 165- 8th Street Final Design.

Meeting held. No action required.

E. UNCONTESTED CALENDAR

10. 1999.802Q (PURVIS: 558-6354)
2077-87 TAYLOR STREET, west side between Greenwich and Filbert Streets, Lot 2 in Assessor's Block 92, five-unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval

SPEAKER(S): None
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis
MOTION No.: 14990

F. REGULAR CALENDAR

11. HOGAN: 558-6610)
Consideration for approval a draft Resolution adopting the Planning Department's proposed Work Program and Budget for FY 2000-2001.
NOTE: THE PUBLIC HEARING FOR THIS ITEM WAS HELD ON FEBRUARY 17, 2000. FOLLOWING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO FEBRUARY 24, 2000, FOR FINAL ACTION.

SPEAKER(S): None
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis
MOTION No.: 14991

12. 1999.781L (PAEZ: 558-6306)
573-575 CASTRO STREET, the Castro Camera a Building, east side between 18th and 19th Streets, Assessor's Block 3583, Lot 61, the subject property, a two-story mixed use retail/residential building, is in the Castro Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. Consideration of Landmarks Preservation Advisory Board January 19, 2000 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

SPEAKER(S):
(+) Tim Kelley, Vice-President, Landmarks Board, gave an overview about the project.
(+) Alan Martinez, Friends of 1800 Market Street, recommended the site be a landmark.
(+) Jerry Takano, approve designation.
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis
MOTION No.: 14992

13. 98.857L (PAEZ: 558-6306)
MARTIN LUTHER KING JUNIOR DRIVE, THE MURPHY WINDMILL AND MILLWRIGHT'S COTTAGE, north side between John F. Kennedy Drive and the Great Highway, at the west end of Golden Gate Park, a portion of Assessor's Block 1700 Lot 1, the subject property is in a P (Public Use) Zoning District and an OS (Open Space) Height and Bulk District. Consideration of Landmarks Preservation Advisory Board October 6, 1999 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

SPEAKER(S): Debra Learner, Planner, Recreation and Park Department
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis
MOTION No.: 14993

14. 1999.714L (PAEZ: 558-6306)
90 CEDRO AVENUE, the Joseph Leonard House, north west corner of the intersection of Cedro Avenue and Moncada Way, Assessor's Block 6908, Lot 016, the subject property is in an RH-1 (D) (House, One-Family, Detached) District and a 40-X Height and Bulk District. Consideration of Landmarks Preservation Advisory Board December 15, 1999 action to initiate landmark designation of the property and recommendation for Planning Commission approval.

SPEAKER(S):
(+) **Tim Kelley**, support landmark status
(+) **Alan Martinez**, support landmark status
(+) **Jerry Takano**, support landmark status
ACTION: Approved
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis
MOTION No.: 14994

15. 1999.218E (COOPER: 558-6405)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessor's Block 663, Lots 1, 28, 28A, 29 and 30. **Appeal of Preliminary Negative Declaration**. The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.
Preliminary Recommendation: Uphold Negative Declaration.
(Continued from Regular Meeting of February 17, 2000).

SPEAKER(S):
(-) **Michael Howard**, negative declaration essentially dismissed out of hand all their concerns about the project.
(-) **David Arrowsmith**, negative declaration no adequate
(-) **Johanna Zea**, concerned about parking and traffic
(-) **Jeffie Williams**, drastically will change the quality of life
(-) **Ann Arrowsmith**, traffic is major concern
(-) **Ann Olem**, concerned about parking
(-) **Rich Rocchiccioli**, his primary concerns are parking and traffic
(-) **Joe Schwachter**, extremely congested neighborhood, parking is virtually impossible
(-) **Koyoshi Okamoto**, concerned about traffic
(-) **Helen Takashi**, make positive effort to make sure of the safety of neighbor and students.
(-) **Vicki Weiland**, traffic problems.
(-) **Jim Weiland**, parking problems
(-) **Jim Bellman**, concerned about parking and traffic
(+) **Howard Wexler**, attorney for Sacred Heart School
(+) **Paul Mirashi**, negative declaration is adequate. Project should be approve.
ACTION: **Negative Declaration Upheld**
AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis

16. 1999.218C (WOODS: 558-6315)
1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET, west side, corner of Pine Street; Lots 1, 28, 28A, 29 and 30 in Assessor's Block 663 - Request for a Conditional Use authorization under Sections 209.3(h), 303 and 304 of the Planning Code to permit a Planned Unit Development for the conversion of the former private Morning Star/Montessori Elementary School to a private secondary school, The Schools of the Sacred Heart Stuart Hall High School for Boys, in an RH-2 (Residential, House Districts, Two-Family) District and a 40-X Height and Bulk District. Planned Unit Development exceptions for open space under Planning Code Sections 132 and 134 for front yard and rear yard setback as are required.
 Preliminary Recommendation: Approval

SPEAKER(S):

- (+) **Cathy Simon**, architect for the project
- (+) **Paul Minacker**, engineer, did a traffic management plan for the site
- (+) **Judy Nehai**, support project
- (+) **Jerry Beasley**, student.
- (+) **Richard Choy**, student.
- (+) **Gerry Gersovitz**, support project
- (+) **Rabbi Martin Winner**, school is an asset to the neighborhood
- (+) **Claire Pesiri**, parking is not better or worse than other area in the City
- (+) **Richard Brennan**, far better project for the neighborhood
- Jeffie Williams**, too many students.
- (+) **Robert Crommie**, school would be a great addition to neighborhood
- (+) **Vicky Wideland**, concerned about the density problem, parking and traffic
- (-) **Edward Zea**, concerned about parking and traffic
- (-) **Ann Arrowsmith**, concerned about traffic impact in the neighborhood
- (-) **Ric Rocchiccioli**, parking is a nightmare
- (-) **Joe Schuachter**, no night time activities
- (-) **Michael Howard**, project is too big
- (-) **David Arrowsmith**, too much noise and traffic

ACTION:

Approved as amended:

Conditions of Approval:

1. 210 students. At least one year after the opening of the school, if the Applicant determines that the enrollment of 210 students causes a fiscal constraint to the operation of the school, and demonstrates that there is minimal impact, including but not limited to traffic, on the neighborhood, the Applicant may request an addition of up to 40 students to be added to the enrollment. The Applicant must prepare a report which states the necessity for additional students. The report shall be submitted to the Department and be made available to any interested parties. After a duly noticed public hearing, pursuant to the provisions in Sections 303 and 306 of the Planning Code, the Commission may authorize an increase in enrollment of up to 40 additional students.
10. The Applicant shall submit a Vehicle Usage Reduction Program to the Department for review and approval prior to the issuance of a site or building permit. The Applicant shall submit an annual report on the Vehicle Usage Reduction Program to the Department until the Zoning Administrator determines that it is no longer necessary.

12. within twelve (12) months from the date of authorization, and shall be pursued diligently to completion. Phase II shall commence within three years from the date of authorization, and shall be pursued diligently to completion or the said authorization
13. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a building or site permit to construct the Project is delayed by a City agency or a state agency, or by legal challenges.
19. Prior to the issuance of a building or site permit, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theocharis
MOTION No.: 14996

17. 1999.664C (BANALES: 558-6339)
135 DORE STREET, east side, south of Folsom Street, Lot 66 in Assessor's Block 3519 -- Request for Conditional Use authorization to allow live/work units in a Mixed Use Buffer Zone within the Industrial Protection Zone, pursuant to Resolution No. 14861. The subject property is within a Service, Light Industrial, Residential District (SLR) and 50-X Height and Bulk District. (Continued from Regular Meeting of February 10, 2000).

SPEAKER(S):

Dennis Singer, architect for the project, spoke in regard to design issues

Thomas Weisman, property owner

ACTION: **Approved as amended:**

- 1) Set back the upper floor to be consistent with adjacent neighbors.
- 2) Provide horizontal siding as opposed to vertical siding.
- 3) Redesign the fire escape so that it is less obtrusive. Although it may be required as a second means of egress by the Building Code, there may be an alternative other than a fire escape.
- 4) Remove or redesign roof guardrail so it is less obtrusive.
- 5) Consider adding details that make building more residential in character.

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theocharis
MOTION No.: 14997

18. 1999.289C (KEYLON: 558-6613)
UNIVERSITY OF SAN FRANCISCO (USF) LONE MOUNTAIN CAMPUS, south side of Anza Street between Collins Avenue and Cook Street; Lot 003A in Assessor's Block 1107: - Request for Conditional Use Authorization pursuant to Sections 303 and 304 of the Planning Code to modify a previously approved conditional use application (Case No. 95.336C, Motion No. 14322) to construct up to 136 dwelling units, and to modify a previously approved Planned Unit

Development with exceptions from the rear yard requirements, and method of height measurement in compliance with USF's Institutional Master Plan within an RH-2 (House, Two-Family) District within a 40-X Height and Bulk District. The housing units are intended for University of San Francisco faculty and staff and would be provided in five buildings rather than 19 buildings as previously approved.

SPEAKER(S):

(-) **Dr. Robert MacIntyre**, concerned on how this project fits into the institutional master plan.

(+) **Harry O'Brien, project sponsor representative**

(-) **John Keyling**, against project

ACTION: **Approved as amended:**

Design

22. **Final design details, specifically window treatment including but not limited to illusion of depth, detailing, placement, and materials shall be subject to Planning Department review (in consultation with the neighborhood) and approval before the building permit application Architectural Addendum is released for approval to the Department of Building Inspection.**

AYES: **Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

ABSENT: **Theoharis**

MOTION No.: **14998**

19. 98.908CV (KEYLON: 558-6613)
2090 JACKSON STREET, northeast corner of the intersection at Laguna Street; Lot 7 in Assessor's Block 591- Request for Conditional Use Authorization under Planning Code Section 157 to allow parking in excess of accessory amounts in conjunction with the construction of a new semi-underground, four car garage in the required rear yard in an RH-2 (Residential House Two-Family) District and 40-X Height and Bulk District. Preliminary Recommendation: Approval. The Zoning Administrator will conduct a joint hearing on a request for a rear yard variance under Planning Code Section 134(c).

SPEAKER(S):

(+) **Frank Fung, project sponsor representative**, gave an overall description about the project.

(-) **Daniel Conrad, attorney**, concerned about light. Do not grant any variance to allow building a concrete wall.

(-) **Russ Cattel**, concerned about parking on Jackson and Laguna Streets and also about light coming into his backyard.

(-) **Wolf Schaltz**, opposed project

(-) **Ann Filanni**, concerned about scope of project

(-) **Sharon Stackwall**, concerned about soil erosion, and stability of water drainage

(-) **Carol Cattel**, opposed project

ACTION: **Approved**

AYES: **Mills, Chinchilla, Joe, Martin, Richardson**

NAYES: **Antenore**

ABSENT: **Theoharis**

MOTION No.: **14999**

20. 2000.057RM (MONTANA: 558-6313)
GENERAL PLAN MAP AND TEXT AMENDMENTS. On Thursday, February 24, 2000 beginning at 1:30 PM in Room 400 of City Hall, the Planning Commission will hold a public hearing to consider a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community on the approximately 70 acre planned unit development approved as a Conditional Use in 1985 and 1992. The Executive Park Subarea

encompasses Lots 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Park Road to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission will consider recommending adoption of amendments to the Board of Supervisors on February 24, 2000.

SPEAKER(S): None
ACTION: Without hearing, continued to 3/23/00.
AYES: Mills, Antenore, Joe, Martin, Richardson
ABSENT: Theoharis, Chinchilla

21. 1999.734ET (ROSETTER: 558-6326)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
 (Continued from Regular Meeting of January 20,2000).

SPEAKER(S): None
ACTION: Without hearing, continued to 3/9/00.
AYES: Mills, Antenore, Joe, Martin, Richardson
ABSENT: Theoharis, Chinchilla

F. **AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.**

22. 1999.757D (MIRAMONTES: 558-6348)
326 - 18TH AVENUE, east side between Geary Boulevard and Clement Street, Lot 033 in Assessor's Block 1449 -- Request for Discretionary Review of BPA No. 9914207, proposing to

construct a new two-car garage in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application with modifications.

SPEAKER(S):

None

ACTION:

Without hearing, continued to 3/2/00.

AYES:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

Theoharis, Chinchilla

THE DRAFT MINUTES WERE ADOPTED AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 1, 2000.

Adjournment: 5:30 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 2, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Woods, Diane Wong, Ken Chin, Kelley LeBlanc, Jana Beatty, Jim Miller, Ellen Miramontes, Edy Zwierzycki, Isolde Wilson, Judy Martin, Linda D. Avery - Commission Secretary

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to March 9, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

2. 1999.771ET (ROSETTER: 558-5987)
SOMA GENERAL ADVERTISING SIGN PROHIBITION - Consideration of a proposal to initiate an amendment to the San Francisco Municipal Code ("Planning Code") which would amend Articles 6 and 8 to clarify that general advertising signs are not permitted in South of Market Districts.
Preliminary Recommendation: Approve Initiation.
(Proposed for Continuance to March 16, 2000).
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson
3. 1999.310E (NAVARRETE: 558-5975)
322 - 6TH STREET, Appeal of a Negative Declaration - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as an interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to April 13, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Janeth Baroka, Cow Hollow Neighbors in Action, spoke regarding Long Range Plan for Lombard and Chestnut Streets.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters
None

D. DIRECTOR'S REPORT

5. Director's Announcements.
Welcome President Theoharis back.

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
BOS: Doggie Dinner still has not been resolved.
BOA: - 700 Great Highway - upheld the Zoning Administrator--dark tinted windows needed to be removed, it was an urban design issue.
- 146 King Street - wall sign--upheld Zoning Administrator decision.
- 2701 - 16th Street - upheld Zoning Administrator decision

E. REGULAR CALENDAR

7. 98.599E (WONG: 558-5980)
2361 LOMBARD STREET -126-Room Hotel; **Appeal of Preliminary Negative Declaration.** South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.
Preliminary Recommendation: Uphold the Preliminary Negative Declaration.
(Continued from Regular Meeting of January 27, 2000).
SPEAKER(S):
(-) Patricia Vaughey,
- neighbors concerned about light, air, toxic contaminant, parking and traffic issues.
- no light/air studies.
(+) Andrew Junius,
- appellant has provided no evidence of any significant impact or physical impact on the environment.
(-) Amy Grant,
- construction of underground garage parking--what that might do to the foundations or the integrity of the buildings adjacent to the project
- level of toxic content
- limitation of construction noise
(-) Mary Ann Harrison,
- concerned about size of the project, air and light.
ACTION: Negative Declaration Upheld
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson
MOTION No: 15000
8. 98.599C (WOODS: 558-6315)
2361 LOMBARD STREET, south side, corner of Scott Street, Lots 19, 20, 21, 22, 25, 26 and 30 in Assessor's Block 512 - Request for Conditional Use Authorization under Planning Code Sections 121.1, 121.2, 303, 314.1-314.8 and 712.55 for the demolition of an existing motel and the construction of a new hotel in an NC-3 (Moderate-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval.
SPEAKER(S):
Tom Harry, gave a brief architectural presentation.
(+) Steve O'Brian, project will improve the neighborhood.
(+) Ted O'Brian, will be an asset to the neighborhood
(+) Pam Squires, project sponsor, the proposed hotel is the best use for the property.
(+) Brian Caron

(+) **Michael Hunter**, this project would be a great addition to the commercial district of Lombard St.

(-) **Keneth Zankel**, concerned about parking.

(+) **Faith Raider**, in support for the project.

(+) **Sal Salma**, project would be fantastic for the neighborhood.

(+) **Joan Gerardo**, concerned about parking.

(-) **Patricia Vaughey**, concerned about size, parking.

(-) **Amy Grant**, potential impact of a bar.

(-) **Jerry Richardson**, neighbors need to have more meetings with sponsor and developer to come to a mutual agreement..

(-) **Lynn Mannon**, suggested case should be continued.

(-) **Mary Ann Harrison**, Lombard Street would become a wall of hotels.

(-) **Tracy Cook**, height, size and scale.

(-) **Scott Cook**

(-) **Denise Holland**, availability of parking, soil contaminant, protection of the structural integrity of their property.

(-) **Robert Holland**, construction of the project would affect their business.

(-) **Lloyd Schoegel**, over building this area

(-) **Bernard Bower**, out of character with the neighborhood, it is too large.

(+) **Gloria Fontinella**

ACTION:

Approved as modified:

AYES:

Theoharis, Mills, Martin, Richardson

NAYES:

Chinchilla, Antenore, Joe

MOTION No:

15001

9. 1999.862C (CHIN: 575-6897)

2001 UNION STREET, southwest corner at Buchanan Street; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83 of the Planning Code to install a total of nine antennas on the existing rooftop penthouse and an equipment room on the sixth floor of the existing six-story commercial building as part of Cellular One's wireless telecommunications network in the Union Street Neighborhood Commercial District and a -40-X Height and Bulk District. Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 17, 2000)

SPEAKER(S):

Robert McCarthy, gave an overall description about project.

In supports of the project:

Mimi Schnur, Katrina Smith, Alice Barkley, Sandra Kidney, Heidi Hunstman, Maureen Edwards

Opposing the project:

John Kelly, Sarah Wilson, John Williams, Ann Crownover, Juliette Kelly, Tracy Hughes

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No:

15002

10a. 1999.176X (LeBLANC 558-6351)

235 SECOND STREET, North side of Second Street between Howard and Folsom Streets, with secondary frontages on Tehama and Clementina Streets, Lots 60, 61, 62, 64, 65, 66 and 67 in Assessor's Block 3736, --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance for a seven-story 90-foot tall building with a total of 244,000 gross square feet including up to 180,000 gross square feet of office space, approximately 40,000 gross square feet of light manufacturing and production, and approximately 24,000 gross square feet of distribution. The project also

includes approximately 4,240 gross square feet of open space and 50 parking spaces.
Recommendation: Approval with Conditions

SPEAKER(S):

David Cincotta, gave a brief description about project.

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No:

15003

10b. 1999.176B (LeBLANC: 558-6351)

235 SECOND STREET, North side of Second Street between Howard and Folsom Streets, with secondary frontages on Tehama and Clementina Streets, Lots 60, 61, 62, 64, 65, 66 and 67 in Assessor's Block 3736, -- Request under Planning Code Sections 320-325 (Office Development Limitation Program) for one 7-story building with up to 180,000 gross square feet of office space.

Recommendation: Approval with Conditions

This project lies within a C-3-O(SD) (Downtown Office, Special Development) District and within the 200-S and 350-S Height and Bulk Districts. Seven existing one and two-story buildings along Clementina Street would be demolished. An existing 4-story warehouse on Lot 67 (along Tehama Street) would be retained and incorporated with 3 additional stories into the new project. All of the existing buildings on the site are currently vacant.

SPEAKER(S):

David Cincotta, gave a brief description about project.

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No:

15004

11a. 98.902X (BEATTY: 558-6163)

FIRST AND HOWARD STREETS (four corners of intersection) , Assessor's Blocks 3720 (Lots 5, 6, and 7); Block 3721 (Lots 10, 11, 35, and 88); Block 3736 (Lots 1, 2, 3A, 4 and 116); and Block 3737 (Lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26) --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exception including but not limited to building bulk exceptions and loading maneuvering exceptions for four nine-and ten-story buildings including 1,149,000 gross square feet of office space, approximately 47,000 gross square feet of ground floor retail space and approximately 673 parking spaces.

Preliminary Recommendation: Approval with Conditions

SPEAKER(S):

(+) **Tom Sullivan**, gave a description about project.

(+) **Richard Springstein**, brief description about building design.

(-) **Leah Shadam**, concerned about parking spaces.

(-) **Keith Sagers**, would increase pollution, and traffic congestions

(+) **Brad Paul**, this kind of building you really want encourage for the new economy to build.

(-) **Lloyd Schoegel**, not well thought from the planning stand point.

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No:

15005

11b. 98.902B (BEATTY: 558-6163)

FIRST AND HOWARD STREETS (four corners of intersection) , Assessor's Blocks 3720

(Lots 5, 6, and 7); Block 3721 (Lots 10, 11, 35, and 88); Block 3736 (Lots 1, 2, 3A, 4 and 116); and Block 3737 (Lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26) -- Request under Planning Code Sections 320-325 (Office Development Limitation Program) for four nine- and ten-story buildings including 1,149,000 gross square feet of office space. Preliminary Recommendation: Approval with Conditions

This project lies within a C-3-O(SD) (Downtown, Office, Special Development) District and within the 200-S (portions of Parcel 2; Parcel 3), 350-S (portions of Parcel 1) and 400-S (portions of Parcels 1 and 2; Parcel 4) Height and Bulk Districts.

Four buildings are proposed for construction at the four corners of the intersection of First and Howard Streets. The existing structures on site would be demolished, except for the historically significant building at 231 First Street, which would be retained, renovated, and integrated into the new project. These four corners are distinguished as "Parcel 1," "Parcel 2," "Parcel 3," and "Parcel 4," beginning with the northeastern corner and continuing clockwise. The building at Parcels 1 is proposed to be ten stories, with a total height of 160 feet; the buildings at Parcels 2 and 4 are proposed to be ten stories, with a total height of 158 feet; the building at Parcel 3 is proposed to be nine stories, with a total height of 145 feet. All height measurements include mechanical equipment.

SPEAKER(S):

(+) **Tom Sullivan**, gave a description about project.

(+) **Richard Springstein**, brief description about building design.

(-) **Leah Shadam**, concerned about parking spaces.

(-) **Keith Sagers**, would increase pollution, and traffic congestions

(+) **Brad Paul**, this kind of building you really want encourage for the new economy to build.

(-) **Lloyd Schoegel**, not well thought from the planning stand point.

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No:

15006

12. 1999.630C (FALLAY: 558-6387)

130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow a re-establishment (per Section 178 of the Planning Code) of a Commercial use (gymnasium) on the second floor, as required by Planning Code Sections 209.8 and 249.5, and to install a private clubhouse on the third floor per Section 209.4(b) in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of February 17, 2000)

PERMIT WITHDRAWN

13. 1999.866C (MILLER: 558-6344)

1075 CALIFORNIA STREET, southeast corner of Taylor Street, Lot 24 in Assessor's Block 254 - Request for authorization of a Conditional Use for a Fitness Center/Spa Facility, in an RM-4 (High-Density Residential) District also within the Nob Hill Special Use District, and a 65-A Height and Bulk District.

Preliminary Recommendation: Approval

SPEAKER(S):

None

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

MOTION No.:

15007

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

14. 1999.653D (MIRAMONTES: 558-6348)
2515 SCOTT STREET.. west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove application.
(Continued from Regular Meeting of February 3, 2000).
SPEAKER(S):
(+) **Alice Barkley**, representative for project sponsor.
(-) **Dick Millett**, losing housing in Potrero Hill
(-) **Heather Fairfalk**, concerned about housing
(-) **Jim Forbes**, housing.
(-) **Alexander Gandi**, housing.
(+) **Judith Duffy**
(+) **Greg Scott**, housing shortage
(+) **Jim Henninger**, illegal units.
ACTION: **Take D.R. and disapprove project**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
15. 1999.754D (MIRAMONTES: 558-6348)
2149-51 NORTH POINT STREET, south side between Scott and Divisadero Streets, Lot 036 in Assessor's Block 0921 -- Request for Discretionary Review of BPA No. 9913186S, proposing to remove the rear deck and replace it with a two-story addition and add a third-floor addition to a two-unit building in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take D.R. and approve application.
(Continued from Regular Meeting of February 17, 2000)
SPEAKER(S):
David Cincotta, gave description about project.
Emery Stone, property owner
ACTION: **No D.R. Approve as proposed**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**
16. 1999.757D (MIRAMONTES: 558-6348)
326 - 18TH AVENUE, east side between Geary Boulevard and Clement Street, Lot 033 in Assessor's Block 1449 -- Request for Discretionary Review of BPA No. 9914207, proposing to construct a new two-car garage in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.
(Continued from Regular Meeting of February 24, 2000).
SPEAKER(S):
(-) **Ann Ferrell**, concerned about pedestrian safety.
(-) **Jonie Takatsuj**, a lot of parking problems
ACTION: **Take D.R. and disapprove project**
AYES: **Theoharis, Mills, Antenore, Chinchilla**
NAYES: **Joe, Martin Richardson**
17. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential,

House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR, approve project.

(Continued from Regular Meeting of February 17, 2000).

SPEAKER(S): **None**

ACTION: **Without hearing, continued to 4/20**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

18. 1999.473D (ZWIERZYCKI: 558-6263)

2390 MARKET STREET, northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 -- Request for Discretionary Review of BPA No. 9920010, proposing to establish a retail use (Pottery Barn) within entire building (formerly occupied by a financial institution) in the Upper Market Street Neighborhood-Commercial District and a 65-B Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of February 24, 2000).

SPEAKER(S):

(-) **Joe Cartain**, D.R. requestor, project is not a moderate scale.

(-) **Judith Hoyam**, project is out of scale

(-) **Lawrence Maxwell**, violates the directive of City General Plan.

(+) **Jim Rubin**, great project that will bring life to the neighborhood

(+) **Stan Eastman**, project architect

(+) **Gary Freedman**, president of Pottery Barn, project sponsor

(+) **Lyon Bonett**, concerned about traffic and parking, but supports project

(+) **Gene Ogden**, representative for Pottery Barn--supports project

(+) **Matt Holmes**, would help the community.

(+) **Patrick Bap**, keep the nature of neighborhood

(+) **Mike Meracle**, great addition to community.

ACTION: **No D.R. Approved**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

19. 2000.016D (KOONTS: 558-6372)

1170 CHESTNUT STREET, north side between Polk and Larkin Streets, Lot 16 in Assessor's Block 477 -- Request for Discretionary Review of BPA No. 9915564S, proposing to alter facade, expand first and second story, and add a partial third story to existing two-story over garage house in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):

(-) **Robert McCarthy**, gave an overview description about project.

(-) **Nick Goldfarrell**, concern about the consistence development in the neighborhood and the lack of privacy in her property

(-) **Hillary Bates**, project needs further review.

(-) **Jerome Simon**, lack of privacy and noise impact

(-) **Scott Embligh**, gave a brief review about the design guidelines

(-) **Mattie Gidding**, light, air and privacy

(-) **Gary Bell**, concern about shadow impact

(-) **Eddie Lamont**, concern about light

(-) **Aita Lamont**, noise

(+) **Lisa Galpham**, architect for the proposed project

ACTION: **Disapprove project**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

20. 2000.132D (WILSON: 558-6602)
310 GREEN STREET, north side between Montgomery and Kearny Streets, Lot 015 in Assessor's Block 0114 -- Request for Discretionary Review of BPA No. 9915173, proposing to demolish the existing house and construct a new single-family house in a RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):

- (-) **Joe Butler**, architect.
- (-) **Larry Minmick**, construction of monster projects that will completely change the fabric of their neighborhood.
- (-) **Steve Williams**, forfeits every small house in every neighborhood
It is violation of the code.
- (-) **Judith Hoyem**, concerned about the lost of small houses in S.F.
- Christopher Cole**, small houses should be saved
- (+) **Jeremy Paul**, project sponsor
- (+) **Joe O'Donoghue**, support staff recommendations

ACTION:	No D.R. Approved
AYES:	Theoharis, Mills, Chinchilla, Richardson
NAYES:	Antenore, Joe, Martin

21. 1999.374D (MARTIN: 558-6616)
993 TENNESSEE STREET, east side between 20th and 22nd Streets, Lot 019 in Assessor's Block 4108 -- Request for Discretionary Review of BPA Nos. 9826500S/9826501 proposing to demolish an existing vacant structure formerly used as a plumbing machine shop and construct a 10-unit live/work building, with four stories and two mezzanines, on a 56.75' X 100' lot, in an M-2 (Heavy Industrial Zone) and Interim Mixed Use Housing Zone District, and 50-X Height and Bulk District. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861. Preliminary Recommendation: Do not take DR, approve project.
(Continued from Regular Meeting of February 17, 2000).

SPEAKER(S):

- (-) **Steve Williams**, project is too big.
- (-) **Rob Anderson**, neighborhood is been invaded by live/work
- (-) **Susan Clark**, completely would dorf every building on the street
- (-) **Zelma Moro**, doesn't fit with the adjacent structures
- (-) **Janet Carpinilli**, concerned about impact of **project in the neighborhood**
- (-) **John Borg**, scale is the biggest problem
- (-) **Joe Boss**, **reduce size of the building**
- (-) **Anna Budinger**
- (-) **Roy Neyhart**, project is detrimental to neighborhood. Should keep the historical significance.
- (-) **Rex Jones**
- (-) **Phillip Schwartz**
- (-) **Meb Gordon**
- (-) **Linda Scott**
- (-) **TerryTagg**
- (-) **Steve Griffith**, height, density of project should be consistence with the neighborhood.
- (-) **Anna Dominiski**, historical preservation of the neighborhood
- (-) **Dick Millett**, too large, out character
- (-) **Tony Dominiski**, lower the height
- (-) **Christopher Cole**

(+) Jim Rubin, project sponsor
(+) Joe O'Donoghue
(+) Alice Barkley
(+) Manny Flores
(+) Jeff Gagg

ACTION: Take D.R. Approve project with reduction of 4' 10" and side overhangs.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

Adjournment: 9:20 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 4, 2000.

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Richardson

ABSENT: Mills, Martin

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodliest Place
Thursday, March 9, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:36 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Paul Rosetter, Joy Navarrete, Edy Zwierzycki, Jonathan Purvis, Pedro Arce, Isolde Wilson, Paul Maltzer, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Proposed for Continuance to March 16, 2000).

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

2. 98.703C (BRESSANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lot 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a one-family residence to a bed and breakfast inn with no more than five rooms or suites of rooms, none with cooking facilities, including allowing accessory private events, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
Preliminary Recommendation: Approve the proposed bed and breakfast inn use, with conditions; excluding the proposed accessory events.
(Continued from Regular Meeting of February 10, 2000)
(Proposed for Continuance to March 16, 2000).
- SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
3. 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Proposed for Continuance to March 23, 2000).
- SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
4. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building; and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove
(Proposed for Continuance to April 6, 2000)
- SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin
5. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Blvd; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District and an 80-T Height and Bulk District. The proposed project is the installation of six panel antennas on the facade of the existing building, and equipment in the basement of the building, as part of a wireless transmission

network operated by Sprint Spectrum.
Preliminary Recommendation: Project is still under review.
(Continued from Regular Meeting of February 3, 2000).
(Proposed for Continuance to April 6, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

6. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Proposed for Continuance to April-20 April 27, 2000)

SPEAKER(S): None
ACTION: Continued as amended
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

7. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) and a 40-X/85B Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of March 2, 2000).
(Proposed for Continuance to April-20 April 13, 2000)

SPEAKER(S): None
ACTION: Continued as amended
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public

comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Tom Meyer

Re: List of S.F. Landmark Historic Districts, Structure of Merit, Downtown Plan and California Register Landmarks

Sue Hestor

Re: Inadequacy of the Bryant Square Project Comments and Responses Document

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Commission Matters

None

D. DIRECTOR'S REPORT

9. Director's Announcements.

- Introduced the "Tea Cups" staff from the citywide Policy and analysis unit of the Department

10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOS: none

BOA: Planning Commission matters were continued to later dates.

E. REGULAR CALENDAR

11. 1999.734ET (ROSETTER: 558-5987)

VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".

Preliminary Recommendation: Approval.

(Continued from Regular Meeting of February 24,2000).

SPEAKER(S): **None**

ACTION: **Without hearing, continue to 4/6/00**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson**

ABSENT: **Martin**

12. 98.635E (NAVARRETE: 558-5975)

BRYANT SQUARE PROJECT- Certification of Environmental Impact Report. On Assessor's Block 4080, Lots 7, 11, 12, 13, and 14, the approximate 166,815 gross square foot project would include construction/renovation of about 152,600 gross square feet of office, about 9,550 gross square feet of retail, and about 4,700 square feet of light industrial after demolishing about 34,000 square feet of offices, light industrial, and arts-related uses in three structures and renovating two existing structures. The project site is in two Use Districts: M-1 (Light Industrial) and C-M (Heavy Commercial), and is in a 65-B Height and Bulk District. Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify Final Environmental Impact Report .

SPEAKER(S): None

ACTION: Certified

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

MOTION No: 15008

13. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET , Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of February 17, 2000).
Preliminary Recommendation: Disapproval.

SPEAKER(S): In support of the project:

(+) Kenwood Devore, Executive Director, Metropolitan Fresh Star. Met with Board of Trustees, staff, and members of Visitacion Valley Task Force to hear their concerns. We formed a Neighborhood Advisory Board and met with the Ingleside Police Dept., to alleviate the fears from the community as far as regarding childcare and schools in the area. Our purpose is to do a good deed to re-establish some dignity to our society in San Francisco. All applicants are subject to police background checks. Offered to reduce the number of beds from 24 to 18. Willing to do anything the Planning Commission tells them to do. Wants to operate legally.

(+) Wilford Childress, ex-resident of Fresh Start House. Fresh Start brought him off of the street and reunited him with his family. Closing this program, with the lack of places like Fresh Start in the community, will be a travesty to all of us--not just the men who live there. Recommends the Commission give Fresh Start an opportunity to make whatever amendments possible to try to meet the qualifications that are needed to keep this program going.

(+) Ora McCoy, real estate broker. Worked with Fresh Start for 11 years. Donated \$48,000.00 to the program.

(+) Marjorie Ann Williams, Counselor, supports the program.

(+) Paul Grant, resident of Fresh Start. A college graduate. Program enabled him to set up basic foundations--mentally and physically--to become a productive factor in the community.

(+) William Devore, A lot of us are volunteers. We are trying to do something in the community, this program is saving lives.

(+) Ed Williams, Manager of Fresh Start. Came to the program 8 years ago. Learned to deal with people. Hope the Commission approves the program.

(+) Mrs. Donald Augustine, worked for 30 years in a Mission capacity in Washington State and in British Columbia. Do not close the program. Rev. Williams is saving lives.

(+) John Bowers, sent to Fresh Start from the VA hospital. This program gave him a fresh start in life.

(+) Ellen Gillette, Counselor at Fresh Start. Teaches residents how to feel good about themselves which elevates self-esteem.

(+) Reynaldo Woods, Director of Substances Abuse at Fresh Start. Majority of residents are employed. Transitional part means that they came from a primary drug addict treatment environment already. When they come to us they are ready to go to work and become part of society. The program been there for 2 years and the neighborhood didn't even know they existed.

(+) Douglas Clay, Chef. Has been at the house for about a year. He is there

because of family problems-- not drug problems. The program has helped him in so many ways.

(+) **Barney Wong**, in the program since 10/27/99. Never had any problems with neighbors.

Opposed to the project:

(-) **Fred McNeill**, Opposes the program, this a single family dwelling, with an illegal unit in the back. It has a property profile dated 1/3. Metropolitan claiming that the majority of Visitation Valley neighborhood approves the program is questionable. The argument that 600 people had been processed thru Metropolitan--it wasn't at the Leland St. site.

(-) **Mary Shambree**, Opposed to program. Wouldn't live a neighborhood that has halfway house. Would feel threatened. She feels for the children that have to go there for school or day care. What is the potential for problems for recovering drug addict? Is there a guarantee that all residents are going to have a background check.?

(-) **Shu Quin Chin**, Opposed program, people who recommend approval of this program, do not live there. Reason why people do not attend meetings is because the majority of homeowners are Asian and they do not read the information that was sent out. Is not a proper location for them to be there--too close to schools and residential. Recommend they relocate.

(-) **Sal Wong**, Concerned for her grandchildren's safety.

(-) **Helen Quain**, Who is going to be responsible if something happened to anybody?

(-) **Quin Chin**, requested a translator

(-) **unidentified speaker**, live in Visitation Valley for 6 years. Several neighbors have complained about the program. Do not know how to express them. Many of them do not speak English. Need a translator.

(-) **Mr. Seto**, lived in Visitation Valley for many years, heard a lot of peoples complaints. Neighborhood need a center to help the new comers. Oppose the program. Moved it to another site. It is too close of an elementary school.

(-) **Kenneth Chin**, moved from the area 5 years ago. Didn't feel safe.

STAFF COMMENTS:

Gerald G. Green - Director of Planning, unfortunately there is so much misunderstanding about what is going on the premises, also it is unfortunate that the Project Sponsor, while they were contacted and notified before they started that they needed to have this conditional use authorization. Might represent that as a demonstration a significant need for this type of activity. When this item was before you, as a 24 bed facility, we didn't dispute that there is not a need for a facility of this nature, especially a facility in a residential setting. A 24 bed facility also required a variance. This is too large of an operation for this specific site. As part of a continuance, we intended to work with project sponsor to see if there were other alternatives. That information was not provided to us until just recently. They preferred rather than 24, they could live with 18 beds. It is possible that this facility could accommodate 12 possibly up to 18, but doing so, we'd asked the Commission to restore this property back to some resemblance to what it was before. There should be off-street parking. Our initial recommendation was based upon a facility for 24 beds. We do not support 24. Can support a facility up to 18 with conditions, that the parking be restored, and there be no consideration for variance.

Anita Theoharis, Commission President, to the neighbors who do not want any facility, they must know, that the City is in a great need for group housing. Group housings should and will be located in all neighborhoods. I am supportive of this facility being in the neighborhood, but can't support more than 13 residents because then we won't have the proper balance between the R-2 neighbor and the group housing facility.

ACTION: Public hearing closed. Following Commission discussion, Commissioner Richardson made a motion of a intent to approve a 15 bed facility with conditions that include: off-street parking would be restored; there would not be any consideration for a variance; that the property be brought back to a code conforming status; establish a community liaison person; and establish the good neighbor policy. Commission Antenore seconded the motion. Final language 3/23/00

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

14. 2000.030C (PURVIS: 558-6354)
2965 24TH STREET, south side between Harrison and Alabama Streets; Lot 37 in Assessor's Block 4270: Request for Conditional Use Authorization under section 727.21 of the Planning Code to merge three commercial storefronts into one for use as a retail grocery with gross floor area of approximately 3,200 square feet, in the 24th Street-Mission Neighborhood Commercial District, and the 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions.

SPEAKER(S): **(+) Armando Sandoval**, project designer. The gates are not going to be seen during daytime. They are going to be fully open. At nighttime, for security reasons, they are going to be pulled down. Will work with the Planning Commission to get the proper gates.

(-) Vincent, property owner next door from proposed project. Opposed the loading dock on Alabama St. It will cause chaos around the neighborhood.

(-) Mr. Wolfen, Opposed the project. Alabama St. is very narrow. Loading dock will cause lots of traffic problems.

ACTION: **Approved with modified conditions:**

- **Operator will be responsible for cleaning and sweeping all surface areas on 24th street and Alabama St.**
- **Work with staff on design and material of gate.**

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

MOTION No: 15009

15. 2000.127 (ARCE: 558-5986)
MISSION BAY SOUTH BLOCK 26A. -- Request under Planning Code Section 321 (Office Development: Annual Limit) for a determination of the design quality of the proposed office development for a six story building including 305,718 square feet of office space and 6,938 square feet of neighborhood-serving retail space, pursuant Resolution No.14702 by which the Planning Commission adopted findings pursuant to Planning Code Section 321 (b) (1) that office development contemplated in the Mission Bay South Redevelopment Plan in particular promotes the public welfare, convenience and necessity, and in so doing, considered the criteria of Planning Code Section 321(b)(3)(A) through (G).

The Project Site lies within the Mission Bay South Redevelopment Area and is classified as a Commercial Industrial district, as defined in Section 302.3 of the Mission Bay Redevelopment Plan, and is within the Height Zone 5 (HZ-5) and a special height district that limits the maximum height of buildings to 90 feet. The area of the Project Site is approximately 80,619 square feet

The 312,656 square feet development of Block 26a would be the first phase of development in a proposed 1.3 million square feet Mission Bay South office campus on Blocks 26, 26a, 27 and 28. This proposal focuses on the first phase of office development in Mission Bay South. It consists of 305,718 square foot Class A office space and of 6,938 square feet of supporting retail uses. The proposal includes the development of the "vara" public access and utilities easements bordering Block 26a, approximately 18,700 square feet of open space that

includes a plaza and landscaped areas, and a temporary surface parking area in the future Mission Bay South Blocks 10 and 10a, located north of the Site.

Preliminary Recommendation: Approval.

Pursuant to Code Sections 314, the project, which the Department has determined would result in the addition of 298,646 square feet of office use gross floor area, would require the provision of Child Care facilities. Any person may appeal this initial determination by delivering an appeal in writing to the Department within 15 days of this notice.

After opening comments by staff:

Comm. Antenore, concerned about authorizing in the amount of square footage.

Comm. Chinchilla, voiced concern that the Resolution are a little broader than they have to be. They seem to address development of Block 26a as one building on the block.

Pedro Arce, Planning Department staff planner. Explained parameters that were used to determine the compatibility of the building with the Mission Bay South design for development documents.

SPEAKER(S): Tiffany Bohee, project associate with Redevelopment Agency. Explained the owner's participation agreement between the Red. Agency and Catellus Dev. Corp. Also explained the interagency cooperation agreement between the agency and other City Depts. that establishes the protocol for development in Mission Bay South.

Jessie Blackwood, Mayor's Office of Community Development and Project Manager for Mission Bay. Mayor's Office supports the project.

Doug Gardner, President of Catellus Mixed Group. Gave an overview of plans for Block 26a as well as the whole project.

ACTION: **Approved as amended: Draft Resolution, pg 4, first paragraph: BE IT FURTHER RESOLVED, That the Planning..., having reviewed the design of the specific office development building proposed for Mission Bay South Block 26a using..., does find the proposed development office building of Mission Bay south Block 26a consistent...;**

page 4, second paragraph: BE IT FURTHER RESOLVED, THAT THE planning commission HEREBY APPROVES THE project authorization of 277,046 280,000 gross square feet of floor area of office development on Mission Bay south Block 26a.;

Add the CEQA findings from the September 1998 authorization.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

RESOLUTION No: 15010

AT APPROXIMATELY 3:30 4:15 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

16. 2000.181D (WILSON: 558-6602)
53 ROCKAWAY AVENUE, south side between Rockwood Court and Rock Alley, Lot 15 in Assessor's Block 2936A -Request for Discretionary Review of BPA No. 9926281, proposing to construct a vertical addition to a two-story dwelling located in the Edgehill Mountain Slope Protection Area, in a RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S): None

ACTION: **Approved staff's preliminary recommendation: Did not take**

Discretionary Review and approved the project as submitted.
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Martin

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE
PLANNING COMMISSION ON THURSDAY, MARCH 23, 2000**

ACTION: **Approved**
AYES: **Theoharis, Mills, Antenore, Joe, Chinchilla, Richardson**
ABSENT: **Martin**

Adjournment: 4:20 P.M.

55
0
1/16/00

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 16, 2000

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:37 P.M

STAFF IN ATTENDANCE: Gerald G. Green - Director Planning, Larry Badiner, Amit Ghosh, David Alumbaugh, Paul Maltzer, Joan Kugler, Julian Banales, Tony Kim, Linda Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 98.703C (BRESANUTTI: 575-6892)
399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a one-family residence to a bed and breakfast inn with no more than five rooms or suites of rooms, none with cooking facilities, including allowing accessory private events, in an RM-1 (Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.
Preliminary Recommendation: Approve the proposed bed and breakfast inn use, with conditions; disapprove the proposed accessory events use.
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to April 6, 2000)

SPEAKER(S) None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

2. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications

network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of March 9, 2000)

(Proposed for Continuance to April 13, 2000)

SPEAKER(S) **None**

ACTION: **Continued as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

3. 1999.684D (WILSON: 558-6602)

129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take DR, approve project.

(Continued from Regular Meeting of March 2, 2000).

(Proposed for Continuance to April 27, 2000)

SPEAKER(S) **None**

ACTION: **Continued as proposed**

AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Norman Roth, San Francisco Tomorrow, Re: Stuart Hotel - EIR, points to be kept in mind when evaluating the proposal to put a hotel on the MUNI's ferries bus terminal.

Randy Shaw -- Zoning Administrator has not issued a determination on 1082 Folsom Street since before Mr. Passmore left that position.

David Oz, Oppose Mission Steuart Hotel

Sue Hestor, continuing problems between DCP, CPC and DPI -- problem at Board of Appeals last night regarding 1025 Minna St. highlights the lack of coordination.

Joe O'Donoghue, - builders do not have the ability to get 4 votes at Board of Appeals

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters

Theoharis: - Staff to check on what is going on at 1082 Folsom.

- 1025 Minna Street - when plans are redlined, staff should find a way for DBI to be required to send them back to the Planning Department before a permit is issued.

Antenore: - Same concerns re: 1082 Folsom.

- Chinchilla:** - 2 years ago we voted to require that modifications of plans in the field were to be stamped and returned to the Department.
- If there are existing codes, plans must comply with them.

D. DIRECTOR'S REPORT

5. Director's Announcements.

None

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

Badiner: BofA - 2836 Washington St. - CPC Took DR and approved extension but denied garage--The Board of Appeals further modified the project.

- **1025 Minna St.** - CPC decision was not upheld by Board of Appeals.

- **2626 Jackson** - CPC Took DR--The Board of Appeals overruled CPC decision and put the bay window back and shortened building 1 foot from the original plans.

7. (GHOSH: 558-6275)

TRANSIT-ORIENTED URBAN COMMUNITY PLANS PUBLIC INVOLVEMENT

CONTRACT. Consideration of proposal to approve a resolution authorizing the Director of Planning to enter into a contract with O'Rourke Public Relations & Advertising to expend funds not to exceed \$300,000 for work associated with Transit-Oriented Urban Community Plan.

Preliminary Recommendation: Approval

SPEAKER(S): Alice Barkley: Given the fact that if this item is being continued for 1 week, members of the public are not going to be able to look at the information that soon. And also given the fact that this is going to be much broader, it is worth it to wait 2-3 weeks, even when the staff say they will be ready in one week.

Joe O'Donoghue: Support the motion continuing it to next week. Even if you don't have the necessary information. Then take other time beyond that to look at the substance of this matter. Time is very important.

ACTION: Public hearing closed. Continued to 3/23/00

AYES: Mills, Chinchilla, Richardson, Antenore

NAYES: Joe, Martin, Theoharis

E. REGULAR CALENDAR

8. 1999.771ET (ROSETTER: 558: 5987)

SOUTH OF MARKET BILLBOARD AMENDMENT, consideration of a proposal to initiate an amendment to Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Section 607.2, 803.3 and 803.4 to clarify that general advertising signs are required in the South of Market zoning districts.

Preliminary Recommendation: Initiation

SPEAKER(S): None

ACTION: Without hearing, continued to 4/13/00

AYES: Mills, Chinchilla, Richardson, Antenore, Joe, Martin, Theoharis

9. 1999.247E (KUGLER: 558-6396)

1247 HARRISON STREET: Assessors Block 3757, Lots 63,65 and 66. **Appeal of Preliminary Negative Declaration.** The proposed project would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings (two residential floors over ground floor retail [in the larger two buildings fronting on Harrison] and internal parking) for a total of 64 live/work units. Parking would be provided at a one-to-one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level

with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The proposed site is zoned SLI(Service/Light Industrial District) with a 40-X Height/Bulk District and is within the interim Industrial Protection Zone.

Preliminary Recommendation: Uphold Negative Declaration.

(Continued from Regular Meeting of February 24, 2000).

- SPEAKER(S):** **(-) Sue Hestor:** The issue is not just if an EIR is needed, or if whether the Negative Declaration is adequate as a negative declaration. There is something other than requiring an EIR that is allowed to be done. (1) Air quality--raised the question of sensitive receptors. People are being moved into a new area. It is a freeway exit/entrance. It is located at 8th and Harrison. This is a major traffic area for the Police Dept., CHP, and a bus yard on both sides of this intersection. The document does not look at the question of people being so close to a freeway where air pollution is generated. There is no answer to exposing people to substantial pollution concentrations. And there needs to be a discussion of what the air quality level is here. (2) The project is really tight with transit operations--buses are on both sides of this intersection. We need to have an analysis of this context. We need space to move vehicles that service the convention and tourism industry. Moving them into the Hunters Point appears to be putting them into a location where the traffic generated is going into neighborhoods, is much more intense, much more complicated. It is in the IPZ. Look into this to see if you have adequate information.
- (+) Alice Barkley:** (1) The proposed project does not have a negative impact on the air quality. It was analyzed in the negative declaration. The project, in term of the location, is not different to other projects that have come before the Commission. In addition, the appellant has submitted no evidence in the record that this location and the existing air quality is so degraded. In the absence of any evidence in the record submitted by the appellant, this should be ignored. (2) The Samtran and the convention industry, where should they be located in the future? The buses are operated for a separate company--it is a British firm. If there a problem, they go. I do not think we need a negative declaration. That is something that is more appropriate to discuss in the Discretionary Review because there are some questions about neighborhood concerns where this is going.
- (?) Commissioner Antenore:** Regarding the appellant not submitting evidence about the air quality at the site; that somehow that made the appeal defective. My understanding of what the appellant is saying is that it was an inadequate analysis on that issue in the document, and it is not up to the appellant to present evidence, it is up to the people doing the environmental review to present the necessary facts for analysis for decision making. You really mean that the appellant should be presenting evidences?
- (+) Alice Barkley:** First of all, in an appeal of negative declaration, the appellant has the responsibility to present evidence that the analysis is inadequate. Secondly, the Negative Declaration, and also the Bay Area Air Quality Board have stated that in terms of residential projects, unless over 530 units it does not trigger any kind of analysis that would require air quality discussion. This project is far less than 530 units. It is a 64 units building. That information is already in the Negative Declaration, the staff provided legally, adequate analysis, and because it is that way, the appellant has a burden of showing why it is not adequate.
- (+) Joe O'Donoghue:** Support the Negative Declaration being upheld. Ms. Hestor raising the issue of the transportation and location is one policy that should be decided in the substance of the Discretionary Review. It isn't a matter for the Environmental Impact Report.
- (-) Lloyd Schloegel:** This project is in industrial area, south market. It would be a threat. This is not a residential area. This project should be stopped.

ACTION: **Negative Declaration Upheld**
AYES: **Theoharis, Mills, Martin, Chinchilla**
NAYES: **Richardson, Antenore, Joe**
MOTION No: **15011**

FOLLOWING THE ABOVE MATTERS, THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

10. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, east side of Harrison between Th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757, proposing to construct three new live/work buildings containing 64 units in an Industrial Protection Zone, Service/Light Industrial (SLI) area, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

At hearing, the representative for the project sponsor requested a continuance.

SPEAKER(S) **Alice Barkley: Gave reason why she requested a continuance.**

ACTION: **Continued to 4/13/00**
AYES: **Theoharis, Mills, Richardson, Joe, Martin**
NAYES: **Chinchilla, Antenore**

11. 2000.014D (KIM: 558-6290)
4316-26TH STREET, north side of 26th Street between Diamond and Douglas Streets, Lot 009 in Assessor's Block 6556. Discretionary Review is requested of a Building Permit for a one-story vertical addition, rear horizontal extension, and lateral extension along the west side property line. The subject property is an existing one-story-over garage, single-family dwelling in a RH-1 (Residential, House, One-Family) District and a 35-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S) **(-) Antone Paradise**, representing D.R. requestor (Gary Aguilar) -- demonstrated how the proposed addition will affect Dr. Aguilar's property.
(-) James Garahan, gave a general comment on project. - Opposed project
(-) Richard Lennig, property owner in the area for 18 yrs. This construction is not in keeping with the immediate neighborhood. It is going to change the whole complexion of his backyard.
(+) Ken Martin, Architect for Kim and Martin, owners of the property. This house is deliberately designed to fit in with the neighborhood.
(+) Monty Short, Project owner, mentioned that he had support from almost all neighbors on his block.
ACTION: **Take D.R. , and approved project as modified by staff recommendation.**
AYES: **Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson**

Adjournment: **3:37 P.M.**

THE DRAFT MINUTES WERE ADOPTED AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 6, 2000.

SPEAKER(S): **None**
ACTION: **Approved with further corrections and streamlining**
AYES: **Martin, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Theoharis**

55
0
23/00

SAN FRANCISCO PLANNING COMMISSION & REDEVELOPMENT AGENCY COMMISSION

Meeting Minutes of Special Joint Meeting Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 23, 2000 12:30 PM

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT:

PLANNING:

Anita Theoharis, Beverly Mills, Dennis Antenore,
Linda Richardson, Cynthia Joe, Hector Chinchilla
Lawrence Martin

ABSENT:

REDEVELOPMENT:

Mark Dunlop, Benny Y. Yee, Darshan Singh, Ramon Romero,
Darshan Singh, Linnet Sweet

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 12:35 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Paul Maltzer, Linda D. Avery -
Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the

commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None

B. SPECIAL CALENDAR

1. 1999.173E (MALTZER: 558-6391)
BRANNAN SQUARE PROJECT. Hearing to receive public comment on the Draft Environmental Impact Report for the proposed project. At Assessor's Block 3774, Lots 15, 18, 24 & 25; the proposed project entails the adaptive reuse of the buildings at 250 Brannan and 1 Federal Streets; the demolition of the exterior facade wall and buildings at 200 Brannan and 41 Federal Streets; and construction of two new buildings to provide a total of eight live/work units, 242 dwelling units (51 affordable), about 129,300 square feet of multimedia/business service space, about 26,000 square feet of retail space, a restaurant of about 5,000 square feet, about 400 parking spaces and two loading spaces. The project site is on the northwest corner of Brannan and Delancey Streets and the southwest corner of Delancey and Federal Streets, within the South End Historic District. Lots 18 and 24 are within the South Beach Sub-Area of the Rincon Point-South Beach Redevelopment Area. Lot 18 is zoned M-1 (Light Manufacturing), Lot 24 is zoned M-2 (Heavy Manufacturing) and both are within a 105-F Height and Bulk District. Lots 15 and 25 are both zoned SSO (Service/Secondary Office) and within a 50-X Height and Bulk District. The proposed project requires a Certificate of Appropriateness pursuant to Planning Code Section 1006.
NOTE: Written comment period ends on Friday, March 24, 2000, at 5:00 p.m.
(Public hearing and discussion only. No action required)

SPEAKER(S):

James Hass:

- Chair of the Rincon Point South Beach CAC - The committee reviewed the project on Monday and is supportive of the project.
- had concerns on the accuracy and completion of the document
- inexcusable and fatal omission - no mention of CAC committee.
- back of document states organizations that received EIR yet omits CAC committee so they only received document on Monday.
- Project has an exception
- CAC committee approved an overlay dealing with the Ballpark that was approved by BOS.
- Transportation: transit doesn't make reference to Metro and/or 3rd Street Rail line or E-line which CAC has approved. Transit improvements change environment of South Beach in a positive way.
- There should be a summary of the public documents.
- Parking - survey of available parking was done in 1999.

Ernestine Weiss:

- concerned about the traffic flow.

Lloyd Schlegel

- Doesn't think that there is a need for housing.
- Recommends no project.

Redevelopment Commissioner Sweet:

- would like to have staff from the Redevelopment Agency approach Mr. Haas to make sure that all his concerns are taken care of and heard since he didn't have enough time to address them here.

The public was reminded that the written comment period ends Friday, March 24, 2000, at 5:00 P.M.

Adjournment: 12:58 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Board of Supervisor's Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 23, 2000

2:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Anita Theoharis, Beverly Mills, Dennis Antenore, Linda Richardson, Cynthia Joe, Hector Chinchilla

ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 2:34 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Paul Maltzer, Linda D. Avery - Commission Secretary

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Continued from Regular Meeting of March 9, 2000).
(Proposed for Continuance to April 13, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Richardson, Joe, Chinchilla
ABSENT: Martin

2. 2000.138D (KEYLON/MEHRA: 558-6613/558-6257)
2690 BROADWAY STREET, northeast corner between Divisadero & Broadway, Lot 002B
in Assessor's Block 0960 - Request for Discretionary Review of BPA No. 9913321,
proposing to demolish an existing three-story, single-family residence and construct a new
3-story single-family residence in an RH-1 (Residential, House, One-Family) District and a
40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit
application with modifications.
(Proposed for Continuance to May 11, 2000)
SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Richardson, Joe, Chinchilla
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Christopher Saber:

- Permit #0003174657 and revision #9710989 - to enlarge a front deck at 553 Wisconsin Street.
- Owner at 547 Wisconsin has disregarded original plan. He has constructed a deck with double deck doors.
- Addition will have a negative effect on Mr. Saber's property.
- Permit has been awarded to owner of 547 Wisconsin Street.

Lyell Pane:

- Concerned with the procedures of the Board

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption - draft minutes of 3/9/00.
ACTION: **Approved as drafted**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe, Chinchilla**
ABSENT: **Martin**
4. Commission Matters
Antenore:
 - Would like to get a report regarding Wisconsin Street.
 - Jobs/Housing balance legislation - when will it be scheduled?**Chinchilla:**
 - Requested an up-to-date action list.

D. DIRECTOR'S REPORT

5. Director's Announcements.
None
6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - **412 Broadway is in consideration at the board of appeals.**
 - **510 Folsom Street - interpretation will be prepared for next meeting with information on Wisconsin Street**
 - **Katz and Ammiano legislation--Jobs/Housing will be scheduled on 5/4/00**
 - **Responded to the Wisconsin concerns and questions raised by Antenore.**
7. (GHOSH: 558-6275)
TRANSIT-ORIENTED URBAN COMMUNITY PLANS PUBLIC INVOLVEMENT CONTRACT. Consideration of proposal to approve a resolution authorizing the Director of Planning to enter into a contract with O'Rourke Public Relations & Advertising to expend funds not to exceed \$300,000 for work associated with Transit-Oriented Urban Community Plan.
Preliminary Recommendation: Approval
(Continued from the Regular Meeting of March 16, 2000)
SPEAKER(S): **None**
ACTION: **Approved**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe, Chinchilla**
ABSENT: **Martin**
RESOLUTION No: **15012**

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

8. 1999.207C (ZWIERZYCKI: 558-6263)
316-318 LELAND STREET , Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets - Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility occupying two residential structures on one lot within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of March 9, 2000).
Preliminary Recommendation: Disapproval.
NOTE: On March 9, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions a 15 bed

facility by a vote +6 -0. Commissioner Martin was absent. Final language: 3/23/00.

SPEAKER(S): None

ACTION: Approved a 15 bed facility with conditions

AYES: Theocharis, Mills, Antenore, Richardson, Joe, Chinchilla

ABSENT: Martin

MOTION No: 15013

F. REGULAR CALENDAR

9. 1999.562C (BORDEN: 558-6321)
429 CASTRO STREET, east side, between 17th and 18th Streets, Lot 85 in Assessor's Block 3582 - Request for Conditional Use authorization to allow the installation of six antennas in a stealth cylinder and base station equipment on the roof of the Castro Theater, City Landmark No. 100, as part of a wireless telecommunications network operated by Sprint PCS, pursuant to Planning Code Section 715.83, in the Castro Street Neighborhood Commercial District (NCD) and a 65-B Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) **Anthony Lowell**, Sprint PCS. The project site is required for coverage of cellular technology. The closest antennas would not cover enough of the area and therefore not provide enough coverage for calls. Will be visually unintrusive.

(+) **unidentified speaker**: Castro Street Theater is quite an old building. With the installation of the antenna, there would be many improvements to the theater.

(-) **Tracy Hughes**, Wrong information has been given to the various neighbors and organizations of the area. A lot of health and safety issues concerning the usage of cell phones. Also a lot of health issues concerning waves transmitted to the neighborhood.

(-) **unidentified speaker**, Would like to ask for a continuance because there are a lot of health and safety issues concerning the usage of cell phones.

ACTION: Approved

AYES: Theocharis, Mills, Antenore, Richardson, Joe, Chinchilla

ABSENT: Martin

MOTION No: 15014

10. 1999.442E (MONTANA: 558-5984)
Executive Park Development CEQA Findings. Consideration of adoption of Findings pursuant to the California Environmental Quality Act (CEQA), the State Guidelines, and Chapter 31 of the City's Administrative Code for General Plan amendments to the Executive Park Subarea of the South Bayshore Area Plan of the General Plan and for a Conditional Use Authorization for a Planned Unit Development at Executive Park on Lots 85, 86 and 88/90 of Assessor's Block 4991.

Preliminary Recommendation: Approval.

NOTE: ITEMS 10, 11 AND 12 WERE CALLED AND HEARD TOGETHER. THE FOLLOWING COMMENTS APPLY TO ALL THREE ITEMS.

SPEAKER(S):

(+) **John Sanger, Project Attorney** - Universal Paragon. First would like to express his appreciation for the excellent work that Ms. Montana and Ms. Warren have done regarding this project. There are no disputes regarding the information that Ms. Montana presented.

(+) **Ms. Fei Tsen, Project Coordinator** - Would also like to express her appreciation for the excellent work that the Planning Staff have done throughout this project. Would really like to build an urban village. Would like to have a garage built to hide the cars and therefore

keep it as urban as possible. Ms. Tsen displayed various diagrams displaying the many projects and services proposed to be built at Executive Park.

(+) **Bert Santo** - Would like to have project extended from 24 to 48 months. Is confident that the project will commence as scheduled.

(+) **Al Hill** - Consultant on project - Because of where the current buildings are located, the proposed parking structure would have to remain as shown on the diagram of the master plan.

(+) **James Orellano** - General Contractor - is currently working on the housing at Executive Park. Believes they have gone a long way to provide residents of the 94124 and 94134 zip codes with housing and project is on budget.

(+) **Cynthia - Building Manager** - believes this project is a fantastic project because she has received an overwhelming response to office space. At present, there are many dot.com companies who lease office space there. They have worked diligently with the community to inform them of what exactly this project entails. Residents of 94124 and 94134 are working at the Exec Park community.

(-) **Steve** - Main concern is transportation. His concern is that the Commission analyze the transportation policy in detail.

(+) **Shirley Jones - Exec Park Advisory Committee** - Supports the development of Exec Park and would like to have it completed as quickly as possible. Would like to have the housing owned and not have another "geneva projects" in Exec Park. Concerned that the CAC community be provided as much opportunity at Exec Park with jobs and ownership of housing. Would like to delay commission decision for the next 30 days just to work out the unresolved issues.

(+) **Stan Smith - Secretary of the SF Council** - Supports that this project go forward because of the jobs which will become available for construction workers.

(+) **Miles Stevenson** - businessman and homeowner in San Francisco - Supports the projects because he would like to see more available housing for the City of San Francisco. Believe that the project will provide a handsome gateway to San Francisco.

(+) **Melvin Washington - President of the Bayview Association** - Supports the projects since he believes that there is a shortage of housing and child care in San Francisco.

(+) **Ralph House** - Supports the project but would also like to have project continued because he would like the community to be completely informed of all the details of the project. Would like to ask for diligence in future projects regarding that area.

(+) **George Yerby** - Would like to have the project extended for the next 30 days since he feels that the community of Visitation Valley and Little Hollywood have not been fully informed of details.

(+) **Dwaine Jones** - Supports the project since project provides jobs for his organization. Is concerned that the zip codes of 94124 and 94134 be properly represented. Would like to have project extended 30 days as well.

(+) **John George - Project Coordinator of Young Community Developers** - Supports the project but would also like to make sure that the community surrounding Exec Park is considered and included.

(-) **Loyd Schlegel** - Doesn't support the project because Exec Park is so big and there is too much that the sponsor wants to have built there. He believes housing is not necessary.

(+) **John Sanger** - project sponsor still has 2 concerns: Project time schedule and parking.

ACTION: Intent to approve with amendments. Final Language 4/6/00.

AYES: Antenore, Richardson, Joe, Chinchilla

NAYES: Theoharis, Mills,

ABSENT: Martin

General Plan Map and Text Amendments for Executive Park. Consideration of a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community proposed as a Planned Unit Development on approximately 58 acres of the 70 acre Executive Park Subarea. The Executive Park Subarea Plan of the South Bayshore Plan Element of the General Plan encompasses Lots 24, 61, 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Hill Park to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) "Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission initiated these amendments on February 4, 2000 and on March 23, 2000 will consider adoption of amendments for recommendation to the Board of Supervisors. For more information on this subject, please contact planner Susana Montana at (415) 558-5984. Preliminary Recommendation: Approval.

SPEAKERS: (See item 10.)

ACTION: **Intent to approve with amendments. Final Language 4/6/00.**

AYES: **Antenore, Richardson, Joe, Chinchilla**

NAYES: **Theoharis, Mills,**

ABSENT: **Martin**

12. 1990.299CC (MONTANA: 558-5984)
Conditional Use Application for an Amendment to a Planned Unit Development (PUD) at Executive Park. Consideration of an amendment to a Planned Unit Development (PUD) to be developed on approximately 58 acres of land consisting of Lots 85, 86 and 88/90 (formerly Lot 87) in Assessor's Block 4991 to allow up to 1,324,000 square feet (sq.ft) of new office space, 52,500 sq.ft. of new retail and restaurant space, 25,000 sq.ft. of health club/fitness center space, 13,200 sq.ft. of child care space, up to 521 new dwelling units with 782 new,

accessory residential off-street parking spaces, up to 17 off-street freight loading spaces, up to 2,880 new accessory, independently-accessible commercial off-street parking spaces, and additional off-site and possibly on-site parking to be authorized by the Director of Planning if and when the Project Sponsor's Transportation Management Program (TMP) is fully operational and an annual report to the Director on the TMP demonstrates that additional parking is necessary and appropriate to avoid spill-over parking impacts to nearby residential neighborhoods. The PUD would authorize specific land uses within the Project Site for a two year period of time within which all of the proposed development must commence construction along with all associated mitigation measures, infrastructure, local employment requirements, affordable housing linkage requirements for the office space, and other conditions of approval. The PUD would (1) require the recordation of a notice of special restriction on the deed of the 26 acres of open space which describes the open space program to insure improvement and maintenance of a 26 acre open space area contiguous to Bay View Hill Park; (2) require that a minimum of 500 dwelling units be constructed within the 55 acre site with construction of all such dwelling units commencing within a twenty-four month time period; (3) require that ten percent of all dwelling units provided on-site must be affordable to households whose incomes do not exceed one hundred percent of the median income for rental units and one hundred twenty percent of the median income for sale units; (4) require new office development to meet the housing requirements set forth in Section 313 of the Planning Code; (5) specify design characteristics of the development to foster pedestrian interest and sound urban design of the area as an attractive gateway to the City; (6) allow a greater number of freight loading spaces than required by the Planning Code, if needed to meet projected demand; (7) allow a specific number of residential and non-residential parking spaces, and the potential for additional off-site parking and possibly on-site parking in the event necessary to avoid spill-over parking impacts to nearby neighborhoods; (8) alter the previously approved configuration for the extension of Executive Park Boulevard to remain within City & County of San Francisco jurisdiction as it connects to Harney Way; (9) provide certain exemptions from code requirements of rear yard or light and air, if necessary for housing development and as determined by the Director of Planning upon review of a building permit; (10) require local employment for construction and permanent jobs; and (11) require various other mitigation measures to eliminate or ameliorate potential environmental impacts associated with the proposed development. This authorization is contingent upon the approval of amendments to the San Francisco Executive Park Subarea Plan of the South Bayshore Plan of the General Plan adopted by the Planning Commission and recommended to the San Francisco Board of Supervisors. The proposed project also requires land and condominium subdivisions. The Project is in the area generally bounded by Executive Park Boulevard, Harney Way, Bay View Hill Park and Jamestown Avenue, and lies within a C-2 (Community Business) District and 40-X, 60-X, 80-X 100-G, 140-H, 165-I and 200-I Height and Bulk Districts in the South Bayshore area. Preliminary Recommendation: Please note that the Project described above is a Planning Department staff-initiated amendment to the Planned Unit Development Conditional Use Application submitted by the Project Sponsor. The Planning Department is recommending approval of this staff-initiated Project and is recommending disapproval of the Project Sponsor Conditional Use Application. For more information, please contact planner Susana Montana at (415) 558-5984.

SPEAKERS: (See item 10.)

ACTION:	Intent to approve with amendments. Final Language 4/6/00.
AYES:	Antenore, Richardson, Joe, Chinchilla
NAYES:	Theoharis, Mills,
ABSENT:	Martin

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

13. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No recommendation at this time.
(Continued from Regular Meeting of March 9, 2000).
NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.
SPEAKER(S): None
ACTION: Continued to 4/6/00
AYES: Theoharis, Mills, Antenore, Richardson, Joe, Chinchilla
ABSENT: Martin
14. 1999.744D (BORDEN: 558-6321)
3050 - 19TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 013 in Assessor's Block 7226 -- Request for Discretionary Review of BPA No. 9914171S, proposing to add a second story in an RH-1(D) [House, One-Family (Detached Dwelling)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.
SPEAKER(S):
(-) **Jerry W. Akins** - resident at 3040 19th Avenue and is the requestor for the discretionary review. Project sponsor wasn't able to attend this meeting. Letter from sponsor was given to commission secretary regarding project. Photos regarding subject building were given to the commission secretary. Proposed 2nd story would almost require a re-building of the house.
(-) **wife of Mr. Akins** - agrees with the discretionary review. Concerned that the addition of the proposed property will block the sunlight which comes to every room of their home. Other surrounding neighbors have expressed concerns with the privacy they will lose with the addition of the 2nd story.
(+) **Fred Yuko - Project Designer** - Addition of 2nd story would provide bedrooms for the owner's children. Stated that the 2nd story addition would not affect the sunlight to neighbors home, would not cause traffic interruptions when construction begins, and would not destroy landscaping of neighbors homes.
(+) **Patrick Montaleo** (project owner) - resident of 3050 19th Avenue - the purpose of this project is to build bedrooms for his children.
ACTION: **No Discretionary Review. Project approved as proposed**
AYES: **Theoharis, Mills, Joe, Chinchilla**
NAYES: **Antenore**
ABSENT: **Martin and Richardson**

Adjournment: 6:10 P.M.

THE DRAFT MINUTES WERE ADOPTED AT THE REGULAR MEETING GO THE PLANNING COMMISSION ON THURSDAY, APRIL 6, 2000.

SPEAKER(S): None
ACTION: **Approved with further corrections and streamlining**
AYES: **Martin, Mills, Antenore, Chinchilla, Joe, Richardson**
ABSENT: **Theoharis**

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 6, 2000

1:30 PM

DOCUMENTS DEPT.

OCT - 3 2000

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Susana Montana, Tim Blomgren, Paul Rosetter, Kelly LeBlanc, Jana Beatty, Mathew Snyder, Ricardo Bressanutti, Pedro Arce, Alison Borden, Edy Zwierzycki, Mary Koonts, Ellen Miramontes, Tom Wang, Linda D. Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

- 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar, as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of March 23, 2000).
(Proposed for Continuance to April 27, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

2. 98.635ECB (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets -- Consideration of: (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations; and (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861. This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.
(Proposed for Continuance to April 13, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

3. 1999.571C (ZWIERZYCKI: 558-6263)
1344 OCEAN AVENUE, northeastern corner of Granada Avenue, Lot 16 in Assessor's Block 3198 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine panel antennas on the roof of a four-story apartment building; and storage and maintenance of related equipment in an existing storage room within the ground-floor garage. Storage of equipment on ground-floor will not result in elimination of parking stalls. The antennas and equipment storage are part of a wireless communication network in an NC-2 (Neighborhood-Commercial, Small-Scale) District; Ocean Avenue Fast Food Subdistrict; and 40-X Height/ Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to May 11, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

4. 1999.154E (KUGLER: 558-5983)
992 PERALTA AVENUE, on the west side of Peralta Avenue, at the corner of Peralta and Tompkins; Lot 36 of Assessors Block 5696. Appeal of a Preliminary Negative Declaration for a planned unit development (PUD) of 66 condominium residential units and 3,500 sq.ft. retail. The proposed project is the construction a structure with residential units, a 2,500 sq.ft convenience store and a 1,000 sq.ft. fast-food takeout after demolishing three existing warehouse structures and removing an existing truck parking/storage yard. The new four-level building (three residential floors over a ground floor that would contain the retail space and 66 spaces of internal parking) is proposed to be constructed to follow the topography and would cover the entire lot at differing grade levels. The building would be approximately 40 feet in height. The proposed site is zoned NC-S with a 40-X Height/Bulk District.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 11, 2000)

SPEAKER(S): None

ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

5. 98.770E (MALTZER: 558-6391)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - **Appeal of a Preliminary Negative Declaration** for a proposal to demolish an existing one-story building containing a preschool and community meeting room, and construct a new four-story building containing eight senior housing units, a preschool and community meeting room.
(Continued from Regular Meeting of February 24, 2000).
(Proposed for Continuance to June 22, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

6. 1999.040C (WILSON: 558-6602)
1738-9TH AVENUE, east side between Moraga and Noriega Streets; Lots 31 and 32 in Assessor's Block 2041 - Request for a Conditional Use authorization to allow a child care facility and a community facility, under Planning Code Sections 209.3(f) and 209.4(a), within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for rear yard and off-street parking variances under Planning Code Sections 134(c)(1) and 151.
(Continued from Regular Meeting of February 24, 2000).
(Proposed for Continuance to June 22, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT: Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):
(-) **Lloyd Schloegel**

- is very concerned about parking in the Executive Park Area.
- the housing will be over prized so this is not an ideal site for housing.
- the landscaping are

() Dwayne Jones

- would like to have an extension of the project of Executive Park
- there are a lot of community issues involved that still haven't been resolved.
- the developer has not met any standards in resolving unmet issues.
- it is imperative that time be given to resolve these issues
- doesn't think that if project begins as scheduled, these issues will not be met.
- the various committees need to have their issues resolved.

C. **COMMISSIONERS' QUESTIONS AND MATTERS**

6. Consideration of Adoption - draft minutes of 1/27/00, 3/16/00 and 3/23/00.

SPEAKER(S):	None
ACTION:	Approved with further corrections and streamlining
AYES:	Martin, Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT:	Theoharis

7. Commission Matters

Antenore: Would like to have the calendar mailed in the standard mailing envelopes.

D. **DIRECTOR'S REPORT**

8. Director's Announcements.

- **No announcements**
- **Wisconsin Street - investigation report: Delving Washington:**
- **owner would like to maintain the deck and stairwell,**
- **a suspension has been issued on the permit at the building board of appeals.**
- **there were changes that were made by the owner during construction**

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOS: none

BOA: Planning Commission matters were continued to later dates.

E. **CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED**

10. 1999.442E (MONTANA: 558-5984)

Executive Park Development CEQA Findings. Consideration of adoption of Findings pursuant to the California Environmental Quality Act (CEQA), the State Guidelines, and Chapter 31 of the City's Administrative Code for General Plan amendments to the Executive Park Subarea of the South Bayshore Area Plan of the General Plan and for a Conditional Use Authorization for a Planned Unit Development at Executive Park on Lots 85, 86 and 88/90 of Assessor's Block 4991.

Recommendation: Approval.

(Continued from Regular Meeting of March 23, 2000)

Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

SPEAKER(S):	None
ACTION:	Approved
AYES:	Mills, Antenore, Chinchilla, Joe, Richardson
EXCUSED:	Martin

ABSENT:
MOTION No.:

Theoharis
15015

11. 2000.057RM (MONTANA: 558-5984)
General Plan Map and Text Amendments for Executive Park. Consideration of a proposal to adopt amendments to the "Subarea Plan For Executive Park" maps and text found within the South Bayshore Plan Element of the General Plan to facilitate the development of a mixed use community proposed as a Planned Unit Development on approximately 58 acres of the 70 acre Executive Park Subarea. The Executive Park Subarea Plan of the South Bayshore Plan Element of the General Plan encompasses Lots 24, 61, 65, 74, 75, 85, 86, and 88/90 of Assessor's Block 4991 and is generally bounded by U.S. Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the southeast, and Bay View Hill Park to the north, near Candlestick Park in the City. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Figure 18 San Francisco Executive Park Land Use Plan" found on page II.9.51 of the South Bayshore Area Plan, to be amended to clarify the various land uses to be developed within the subarea; (2) " Figure 19 San Francisco Executive Park Auto Access" on page II.9.52 of the South Bayshore Area Plan and "Figure 20 San Francisco Executive Park Auto Egress" on page II.9.53 of the South Bayshore Area Plan would be combined into a single "Figure 19: San Francisco Executive Park Auto Access" map which would eliminate an extension of Executive Park West through City of Brisbane jurisdiction to Harney Way and reconfigure that street to remain within San Francisco jurisdiction to Harney Way; and (3) "Figure 21 San Francisco Executive Park: Urban Form Plan" would be amended to show a more simple height and bulk zones for the project in a re-numbered "Figure 20: San Francisco Executive Park Urban Form Plan" consistent with the new Figure 18. The text proposed for amendment include portions of the text of the Subarea Plan For Executive Park to (a) create a new Urban Design policy for the subarea and include several new urban design guidelines through the various text sections of the subarea plan; (b) add text to reinforce the Town Center concept for retail space and an outdoor plaza gathering place for workers, residents and visitors to meet and communicate and develop a sense of community; (c) seek to preserve the 26 acre open space in a natural environment with the least amount of further grading to accommodate public trails, yet which will provide at least one scenic vista point to view the water; (d) seek to strengthen transit use by workers and residents of the area; (e) seek to minimize single occupant vehicle use by area workers and residents or, at a minimum, seeks to encourage joint use of parking resources by sharing these facilities with workers, residents and area recreational users; and (f) allow the configuration of the extension of Executive Park Boulevard to remain within the jurisdiction of the City & County of San Francisco rather than extend into the jurisdiction of the City of Brisbane to connect to Harney Way. The Planning Commission initiated these amendments on February 4, 2000 and on March 23, 2000 will consider adoption of amendments for recommendation to the Board of Supervisors. For more information on this subject, please contact planner Susana Montana at (415) 558-5984. Recommendation: Approval.
Preliminary Recommendation: Approval.
(Continued from Regular Meeting of March 23, 2000)
Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

SPEAKER(S):
ACTION:
AYES:
EXCUSED:
ABSENT:
MOTION No.:

None
Approved
Mills, Antenore, Chinchilla, Joe, Richardson
Martin
Theoharis
15016

Conditional Use Application for an Amendment to a Planned Unit Development (PUD) at Executive Park. Consideration of an extension and amendment to a Planned Unit Development (PUD) to be developed on approximately 58 acres of land consisting of Lots 85, 86 and 88/90 (formerly Lot 87) in Assessor's Block 4991 to allow up to 1,324,000 square feet (sq.ft) of new office space, 52,500 sq.ft. of new retail and restaurant space, 25,000 sq.ft. of health club/fitness center space, 13,200 sq.ft. of child care space, up to 521 new dwelling units and accessory residential off-street parking spaces, off-street freight loading spaces and accessory commercial off-street parking spaces. The PUD would authorize specific land uses within the Project Site within which one-half of the non-residential development and one-half of 500 on-site housing units must commence construction within 24 months from the date of the PUD authorization and, if this performance criteria is met, the remaining commercial development may be allowed provided construction for this phase, along with the remainder of the required 500 on-site housing units, begins within 48 months of the date of the PUD authorization. All construction must commence within the 48 month period, or earlier, along with all associated mitigation measures, infrastructure, local employment requirements, affordable housing linkage requirements for the office space, and other conditions of approval. The PUD would (1) require the recordation of a notice of special restriction on the deed of approximately 26 acres of open space which describes the open space program to insure improvement and maintenance of the open space area contiguous to Bay View Hill Park; (2) require that a minimum of 500 dwelling units be constructed within the 55 acre site; (3) require that ten percent of all dwelling units provided on-site must be affordable to households whose incomes do not exceed one hundred percent of the median income for rental units and one hundred twenty percent of the median income for sale units; (4) require new office development to meet the housing requirements set forth in Section 313 of the Planning Code; (5) specify design characteristics of the development to foster pedestrian interest and sound urban design of the area as an attractive gateway to the City; (6) allow a greater number of freight loading spaces than required by the Planning Code, if needed to meet projected demand; (7) allow a specific number of residential and non-residential parking spaces, and the potential for additional off-site parking and possibly on-site parking in the event necessary to avoid spill-over parking impacts to nearby neighborhoods; (8) alter the previously approved configuration for the extension of Executive Park Boulevard to remain within City & County of San Francisco jurisdiction as it connects to Harney Way; (9) provide certain exemptions from code requirements of rear yard or light and air, if necessary for housing development and as determined by the Director of Planning upon review of a building permit; and (10) require various other mitigation measures to eliminate or ameliorate potential environmental impacts associated with the proposed development. This authorization is contingent upon the approval of amendments to the San Francisco Executive Park Subarea Plan of the South Bayshore Plan of the General Plan adopted by the Planning Commission and recommended to the San Francisco Board of Supervisors. The proposed project also requires land and condominium subdivisions. The Project is in the area generally bounded by Executive Park Boulevard, Harney Way, Bay View Hill Park and Jamestown Avenue, and lies within a C-2 (Community Business) District and 40-X, 60-X, 80-X 100-G, 140-H, 165-I and 200-I Height and Bulk Districts in the South Bayshore area. Recommendation: Approval. Please note that the Planning Commission approved a Resolution of Intent to approve the Final Motion of Planning Department staff-initiated and Planning Commission initiated amendments to the Planned Unit Development Conditional Use Application submitted by the Project Sponsor. For more information, please contact planner Susana Montana at (415) 558-5984.

Note: On March 23, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve with amendments by a vote of +4 -2. Commissioners Mills and Theoharis voted no. Commissioner Martin was absent. Final Language 4/6/00.

SPEAKER(S):	None
ACTION:	Approved
AYES:	Mills, Antenore, Chinchilla, Joe, Richardson
EXCUSED:	Martin
ABSENT:	Theoharis
MOTION No.:	15017

F. REGULAR CALENDAR

13. 1998.864E (BLOMGREN: 558-5979)
650-690 FOURTH STREET Certification of Final Environmental Impact Report. On Assessor's Block 3786, Lots 8 & 9, the approximate 133,600 gross square foot project would include the construction of 54 live/work units, and about 14,500 gross square feet of street-level retail space, with a below-grade 56-space garage and a 9-space ground-level garage after demolishing a wood-frame former tourist hotel and a masonry and concrete industrial/warehouse structure. The project site is in an SSO (Service/Secondary Office) District, an IPZ Buffer Zone, and a 65-X Height and Bulk District. **Note: Public hearing closed. The public hearing for this item was held on February 10, 2000 and the public comment period closed on February 10, 2000.**
 Preliminary Recommendation: Certify Final Environmental Impact Report

SPEAKER(S):	None
ACTION:	Certified
AYES:	Mills, Antenore, Chinchilla, Joe, Richardson
ABSENT:	Theoharis
MOTION No.:	15018

14. 1999.734ET (ROSETTER: 558-5987)
VIDEO STORE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending each of the Neighborhood Commercial District zoning control tables in Article 7 to add a use category called "Video Store" and to require a conditional use authorization for any video store in a Neighborhood Commercial District; and by adding Section 790.135 to define "Video Store".
 Preliminary Recommendation: Approve resolution recommending adoption by the Board of Supervisors.
 Testimony and Commission considerations could result in recommendations of modification to the proposed legislation.
 (Continued from Regular Meeting of March 9, 2000).

SPEAKER(S):	None
ACTION:	Certified
AYES:	Mills, Antenore, Joe, Richardson
ABSENT:	Theoharis, Chinchilla
RESOLUTION No.:	15019

15. 1999.430ETT (ROSETTER: 558-5987)
BERNAL PERMIT REVIEW AND NOTICE AMENDMENT. Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Section 242 to provide that the review, notification and appeal procedures for residential building permits in the Bernal Heights Special Use District be those provided for the rest of the residential districts in the City pursuant to Planning Code Section 311.
 Preliminary Recommendation: Approve resolution recommending adoption by the Board of Supervisors. Testimony and Commission considerations could result in recommendations of modification to the proposed legislation.

SPEAKER(S):

(+) Supervisor Yee

- Legislation came about because there were plans to move a large number of video stores into various neighborhoods.
- Individuals come into the video stores and can create traffic problems while dropping off and/or picking up videos.
- Neighbors have issues regarding the traffic which would be created with these video stores.
- The approval of this change of legislature would create the opportunity for video store owners and neighbors to discuss whether these business can come and open a business.
- Would like to express appreciation for the hard work of Planning staff.

(-) Andrew Junius - Counsel - Reuben and Alter

- Feels that the process of discretionary review does work.
- Feels that a discretionary review policy would be more appropriate than a conditional use.

(-) Alan Huie, Tai Seng Video Marketing

- Would like to object because the CU would have an adverse affect on smaller video stores.
- Would like to suggest that this issue not be approved.

(+) Terry Roller

- Would like to support this issue
- He feels that as a resident of San Francisco, he should be able to come forward and give an opinion regarding this type of legislation.

(+) Rae Doyle - Greater West Portal Association

- Would like to support this issue
- She feels that neighbors would be able to speak and voice their opinion on chain stores to come into their neighborhood.
- This legislation would make it easier to give the neighbors a voice and an opinion.

(+) Flow Kimberly

- Feels it is important to give the image of the San Francisco neighborhoods by keeping them vibrant and alive.
- This legislation would provide smaller video stores to be able to open a store and yet the neighbors can have an opportunity to allow it or not.

(+) Rolf Mueller

- Resident of Inner Sunset.
- Is against the opinion of the counsel of Blockbuster Video.
- This legislation would allow the neighbors of the Sunset District and the various San Francisco neighborhoods to voice their opinions.

Christian Meefer:

- They understood that the counsel of Blockbuster video would come to the meeting in favor of this legislation yet they came and said the opposite.
- He has heard many contradictions between the representatives of the various chain video stores.
- Discretionary reviews would not allow people to come and comment.
- Although some smaller video stores might have to work harder to come to a neighborhood.

(+) Bill Kean

- Would like to approve this legislation.
- Believes that giving Blockbuster the opportunity to open more video stores creates more problems to the neighborhoods than the smaller video stores.

(+) Cheryl Foston

- She approves Supervisor Yee plan to have more control over their neighborhoods.

(+) Eleanor Gheardt

- Chain stores have more of an impact on neighborhoods.
- A conditional use legislation provides more control.

(+) Emeric Kalman

- He supports this legislation and approves the support of the Planning staff.
- He is worried of large chain stores like Blockbuster to come into neighborhoods.

ACTION:

Approved

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

RESOLUTION No.:

15020

16. 1999.578C (LeBLANC: 558-6351)

615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302 -- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of March 9, 2000).

SPEAKER(S)

(+) Anthony Lowell - Sprint PCS

- Would like to have commission accept their application to allow installation of antennae at project site.
- There is quite a need for specific sites for the installation of antennae in San Francisco.
- Proposal does meet Planning Code requirements.
- Cellular phone technology benefits residents
- There are 25 units in the proposed building.

(-) David Overdorf - SOS (Save Our Streets)

- Speaks on behalf of various property owners of the area.
- The neighborhood is mainly residential
- Believes that Sprint would be able to provide the same kind of service by installing the antennae about 3 blocks away.
- He believes that vandals would be able to reach the antenna.
- The Antenna would be ugly and intrusive.
- He believes that the antenna would interfere with his hearing aid and would probably cause similar interferences with other health type of devices.

(-) Georgiana Warner

- Owner of 625 Hyde Street
- Her concerns are with noise and the problems that might cause with her tenants.
- 35 ____ noise from the basement would be too much.
- All her tenants are opposed.

(+) Michael Gebretsadik

- It is critical for Sprint to be on this site.
- Being on an intersection allows antenna to provide signals to all 4 sides.
- They did a drive test and determined that this site would be the most appropriate since moving the location of the antenna would disrupt the distance between the other proposed sites for antennas.
- It's possible that the technology of the future would be to have less power on each antenna yet this technology would have to allow for more antenna locations.

(+) Bill Hamett

- Was hired to evaluate this site with ? Guidelines.
- This site does indeed meet the FCC requirements.

- There were community meetings with Sprint and residents and their issues were addressed.
- The antenna is high above the street and will give small transmission levels.

(-) Robert Garcia

- He believes that the project sponsor did not
- The project sponsor gave notice to many neighborhood organizations yet non of these are located on or near the project site.
- Save or Streets have worked hard to provide the neighborhood with appropriate living areas.
- Would like to suggest that a proper list

(-) Tushar Routh

- He resides within 100 feet from the site.
- He has cellular service and can receive transmission with no problem yet there is no antenna at the proposed location.
- Would not like to have his neighborhood to be the tourist attraction for most antennas.
- He is also concerned about his property value.
- Would like Commission to reject proposal or for the approval to have conditions not allowing for any more antennas to be installed in the future, sponsor to dismantle antenna.

(-) Maureen Reen

- Opposes this proposal.
- She lives in the 400 block of Hyde Street
- She believes these antennas transmit radiation
- She knows that all the neighbors disapprove this proposal.
- She will be exposed to the radiation and feels that she is already exposed to pollution.

(-) Jay Lynch

- Owner of the 15-story building across the street.
- Is opposed to any antennas in the area.

Rebuttal

(+) Anthony Lowell

- Is concerned that the commission be aware of all the details involving the installation of this antenna.
- There is not much flexibility with choosing a proper site for antennas.
- If there is a need, Spring is available to provide more evidence to the Commission.
- There is only so much signal that can be provided with certain amount of antennas.
- It is possible for calls to be made but the service is not very adequate.

ACTION:

Public hearing closed. Continued to 4/13/00

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

17. 1999.486C (BEATTY: 558-6163)
998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.--Request for Conditional Use authorization to construct a vertical addition over 40 feet to the existing building, which is currently 46 feet in height (including the parapet). Eight of the units on the top floor will be expanded to create a partial sixth story. The addition will not project above the top of the existing parapet, and therefore will not be visible from the street. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.
 Preliminary Recommendation:
 (Continued from Regular Meeting of February 24,2000).

ACTION:

Continued indefinitely

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

18. 1999.677C (LeBLANC: 558-6351)
1081-1097 PINE STREET, southeast corner at Jones Street; Lot 007C in Assessor's Block 0275 -- Request for Conditional Use authorization to construct a building exceeding 40 feet in height in an RM-4 (Residential Mixed, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District. The proposed project is the demolition of a 1-story commercial building and the construction of a 5-story over basement, 65-foot high residential building containing five dwelling units and five off-street parking spaces.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) **Andrew Junius**

- Would like to have proposal approved as a Conditional Use.
- Doesn't think that there should be matching light wells.
- The building is already provided with a light well.
- Not much light is transmitted from the light wells.

(+) **Jonathan Pearlman - Architectural Design Studios**

- Spent a lot of time walking around the area and looking at the architecture of the neighborhood.
- Gave detailed information the design of the surrounding buildings.
- Have designed the new building to match in detail similar to the other buildings.

(-) **Dylan and Dawn Lawrence**

- They live on the ground floor directly across the street of the project site.
- Believes parking is already a problem in the area. Although the new building will provide parking, there wouldn't be enough not to cause a problem.
- Believes commercial space would be more beneficial to the area.
- The current building provides a more aesthetic look compared with the other buildings.

ACTION:

Approved

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

MOTION No.:

15021

19. 1999.902C (SNYDER: 575-6891)
880 HARRISON STREET, north side between 4th and 5th Streets, Lot 95 in Assessor's Block 3752 -- Request for Conditional Use authorization under Planning Code Section 815.72 to install (1) four flush mounted panel antennae on the southwest side of the building approximately 37-feet above grade, (2) three northwest facing panel antennae mounted on the building's stair penthouse approximately 47-feet above grade, and (3) a base transceiver station approximately 35-feet above grade in a RSD (Residential/Service Mixed Use) Zoning District and a 40-X/85-B Height and Bulk District. As part of the proposal, the existing penthouse would be enlarged to be 47-feet above grade so that the proposed northwest facing antennae can be mounted on it. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval

SPEAKER(S):

(+) **Molly Gills - Nextel Communications**

- Nextel is an alternative to cellular service
- Site is needed to off load 3 other sites.
- This site will help alleviate problems with communication within that site.

(-) **Ada Harrigon**

- Is speaking on behalf of 47 home owners.
- Her house is within 30 feet of project site.
- The townhouses look down on the roof where the antenna would be located.
- There are studies that there are many problems with health devices when there area antennas close by.

- This is a densely residential block.
- Is a cancer survivor and has received chemotherapy therefore her skin tissue is not normal and is worried of the health affects by this antenna.

(-) Cathleen Murphy

- Lives in a close location near the proposed site.
- She and her husband would like to start a family and is concerned with the health hazards.
- There are quite a number of health problems with the certain degrees of transmissions from the antennas.

ACTION:

Public hearing closed. Continued to 4/13/00

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

20. 98.703C (BRESPANUTTI: 575-6892)
399 WEBSTER STREET, southwest corner of Oak Street; Lot 1 in Assessor's Block 842 -- Request for Conditional Use authorization under Planning Code Section 209.2(d) to add a bed and breakfast inn use with five guest rooms to an existing one-family dwelling, in an RM-1 (Low Density Residential, Mixed) District, and 40-X Height and Bulk District.
 Preliminary Recommendation: Approve with conditions.
 (Continued from Regular Meeting of March 16, 2000).

SPEAKER(S):

(+) Brett Gladstone - Counsel - Gladstone and Vettel

- Project sponsor.
- Feels that this project is a win-win situation for everyone.
- Is concerned with the certain accessories.
- The neighborhood supports it since certain neighborhood organizations may use it for conferences.
- Victorian preservationists are happy with conserving the building.
- The city would not lose housing it would gain.
- If the bed and breakfast were to close there is nothing that would currently be done to it to lose the Victorian architecture.
- There hasn't been a rental use of this building since the war.

ACTION:

Approved with amendments to conditions

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

MOTION No.:

15022

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

21. 1999.639D (ARCE: 558-5986)
265 TINGLEY STREET, on the south side of the intersection of Tingley Street and San Jose Avenue, Lot 048 in Assessor's Block 6781 -- Request for Discretionary Review of BPA No. 9505908S, proposing to construct a new single-family house on a vacant lot in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: No recommendation at this time.
 (Continued from Regular Meeting of March 23, 2000).
NOTE: On February 3, 2000, following public testimony, the Commission closed the public hearing and continued this matter to 2/17/00 with instructions to staff to explore and address traffic concerns. The vote was +7 -0.

SPEAKER(S):

ACTION: **Without hearing, continued to 5/18/00**

AYES:

Mills, Antenore, Joe, Richardson, Martin

ABSENT:

Theoharis, Chinchilla

22. 2000.222D (BRESSANUTTI: 575-5892)
1363 PALOU AVENUE, Request for Discretionary Review of Building Permit Application No. 9922806, Lot 027 in Assessor's Block 4759 proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in a RH-1 (Residential, House, One-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

SPEAKER(S):

(+) Carol Brasseti

- The addition is without proper permits.
- The building inspector has had to site them.
- The matter has gone to a community board and the owner has not gone.
- The house has been in the family for over 40 years one of the best things about the house is because of the bay views.
- She showed various pictures of how the addition would block her bay view.

() partner of Ms. Brasseti

- has been a carpenter for many years.
- there is a parking issue, the addition will add more problems with the parking
- believes that the addition will provide 2 rental units.
- no permits were obtained until the unit was in construction.
- believes that this is in clear violation.
- would like to have zoning enforced because there are 2 separate entrances.

(+) Eduardo Troz

- believes that the pictures are conjured and they don't really show that the addition would block views.

- the construction is up to all codes and the planning department

ACTION: **Intent to take D.R. and disapprove. Final language 4/13/00**

AYES: **Antenore, Joe, Richardson, Martin**

NAYES: **Mills**

ABSENT: **Theoharis, Chinchilla**

23. 2000.164D (BORDEN: 558-6321)
17 IDORA AVENUE, Request for Discretionary Review of Building Permit Application No. 9922673S, Lot 050 in Assessor's Block 2914 -- proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in the RH-1 (D) (Residential House, One-Family, Detached) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as revised.

SPEAKER(S):

(-) James Linwood, (-) Florence Mitchell, (-) Lori Liken, (-) Kate Tokuda, (-) John Kingery, (+) Lincoln Lou, (+) Martin Lum

ACTION:

AYES: **Antenore, Joe, Richardson, Martin**

NAYES: **Mills**

ABSENT: **Theoharis, Chinchilla**

24. 2000.206D (ZWIERZYCKI: 558-6263)
39 ELLERT STREET, Request for Discretionary Review of Building Permit Application No. 9809227S, between Bennington and Bocana Streets, Lot 007 in Assessor's Block 5677, requesting to construct a rear two-story addition, with roof deck above, attached to three-story house, within RH-2 (Residential, House, Two-Family) District; Bernal Heights Special Use District; and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve plans with conditions

SPEAKER(S):

(-) Robert Ater

- There are a number of inconsistencies with the approvals given to this case and the sections of the Planning Code.
- Does not disagree that this construction take place.
- Would like for the commission to decide that this project is not in the Planning Department jurisdiction.
- The property owner is using a previous permit that only has to do with the previously built addition and not the reconstruction of this addition. The new construction should have the appropriate permits from the Building Department.
- The first permit is completely vague and does not apply to the new construction.

(+) ? - Attorney to Mr. and Mrs. Bustamante

- Lived in neighborhood for several years.
- Would like to construct an addition to their home.

(+) ? Bustamante

- His family has lived in this house for many years.
- He was required to redo the addition previous constructed in his house.
- The addition to his home is not being used for anything other than an extension of his home for he and his family.
- The window concerned from the neighbors house is not a legal window anyway

ACTION:	Take D.R. Approve with staff conditions and that the _____ window is opaque and was not operable
AYES:	Mills, Antenore, Joe, Richardson, Martin
ABSENT:	Theoharis, Chinchilla

25. 2000.114D (KOONTS: 558-6372)
3 MONTAGUE PLACE, south side between Montgomery and Castle Streets, Lot 14 in Assessor's Block 114 -- Request for Discretionary Review of BPA No.9912721S, proposing to alter front and rear facades, add a partial third story and roof deck to existing two-story over garage house, and merge the two dwelling units into a single family residence in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application (revision 4 of BPA 9912721S), subject to Board of Appeals action regarding Zoning Administrator's determination (Appeal No. 00-039).

SPEAKER(S):

() Tom Leture

- Lives at 5 Montague Place and have lived there for 15 years.
- Design of proposed vertical addition - he and the property owner have come to an amiable solution.
- He believes that the Planning Department approved a permit that should not have been approved.

() ? Hescon

- The design does not meet with the compatibility with the other neighborhood homes.

ACTION:	Do not take D.R. Approve as submitted
AYES:	Mills, Antenore, Joe, Richardson, Martin
ABSENT:	Theoharis, Chinchilla

26. 2000.111D (MIRAMONTES: 558-6348)
768 EL CAMINO DEL MAR, north side between Lake Street and 30th Avenue, Lot 006 in Assessor's Block 1307 -- Request for Discretionary Review of BPA No. 9920588, proposing horizontal extensions to an existing single family dwelling at the front and rear, relocation of the garage, and facade alterations in an RH-1 (D) (Residential, House, One-Family Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):

(-) Patrick Richard

- The issue is if there will be an environmental review now or in the future.
- An environmental review is required in this type of situation.
- Demolishing a retaining wall will affect the adjoining retaining wall.
- Requests for a discretionary review be taken up.

(-) Oley Greenberg

- Concerned that the retaining wall removal will his property dramatically.

(+) Barry Rosenstein

- He believes that the property owner is stalling the construction.
- Would like to continue with remodeling

(+) Bill Hanzel Architect for Rosensteins

(+) Frank Rollo - Treadwell and Rollo Engineers

- Has substantial information that the renovation of the Rosenstein home will not cause any danger regarding sliding.
- It will actually increase stability.

- T&R were representatives of the City working with the Department of Public Works when the slides of 1998 in this area therefore they are quite familiar with this area.

(+) John Sanger - Sanger and Olson - representative for the Rosensteins

- Would like to have project approved.

(+) Mike Daigger

- Believes that the construction and renovation will only improve and increase the strength of the Rosensteins property.

(+) Doug Engman

- Rosenteins are neighbors
- Would like to have project approved.

ACTION: Do not take D.R. Approve as staff recommend

AYES: Mills, Antenore, Joe, Richardson, Martin

ABSENT: Theocharis, Chinchilla

27. 2000.138D (WANG: 558-6335)
4038-17TH STREET, north side between Castro and Douglass Streets, Lot 011 in Assessor's Block 2623 -- Request for Discretionary Review of BPA Nos. 9914005 and 9814006, proposing to demolish an existing one-story over garage, residential building and construct a new three-story over garage, three-family dwelling in a RH-3 (Residential, House, Three-Family) District.
Preliminary Recommendation: Take Discretionary Review and approve demolition permit application and the building permit application for the proposed new building with modifications.

ACTION:

Motion to continue indefinitely so the project sponsor can come back with a design that incorporates a project without demolition of existing structure; retention of a substantial portion of the front part of the Victorian house; and allow 3 units to be constructed on the site. (Staff would ___ and calendar the new design for hearing). If the sponsor does not wish to pursue this, staff will calendar

the project that the Commission heard today for final.
AYES: Mills, Antenore, Joe, Richardson, Martin
ABSENT: Theoharis, Chinchilla

28. 1999.764DD (KEYLON: 558-6613)
3009 WEBSTER STREET, west side between Pixley and Filbert Streets, Lot 008 in Assessor's Block 0506 -- Request for Discretionary Review of BPA No. 9913093, proposing to add a third floor and third floor mezzanine (partial fourth floor) at the rear and center of the existing single-family dwelling in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as per revised plans.

DISCRETIONARY REVIEW WITHDRAWN

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING TO THE PLANNING COMMISSION ON THURSDAY, APRIL 27, 2000.

Adjournment: **8:50 P.M.**

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 13, 2000

1:45 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Beverly Mills, Dennis Antenore, Linda Richardson, Cynthia Joe, Anita Theoharis

ABSENT: Larry Martin, Hector Chinchilla

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Larry Badiner, Hillary Gitelman, Susana Montana, Kelly LeBlanc, Michael Kometani, Linda D. Avery - Commission Secretary

A. ITEMS PROPOSED FOR CONTINUANCE

1. 1999.578C (LeBLANC: 558-6351)
615 HYDE STREET, northwest corner at Geary Street; Lot 008 in Assessor's Block 0302
-- Request for Conditional Use authorization to install a wireless telecommunications facility in an RC-4 (Residential-Commercial Combined) District, the North of Market Residential Special Use District (Sub-Area #2) and an 80-T Height and Bulk District. The proposed project is the installation of two panel antennas, one on each street frontage, flush mounted to the roof parapet approximately 55 feet above ground level, and base station equipment in the basement of the building as part of a wireless transmission network operated by Sprint Spectrum.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of April 6, 2000).
Note: On April 6, 2000, following public testimony the Commission closed the

public hearing. A motion to approve with the condition that this site can not be used as a co-location site failed to carry by a vote of +3 -2. Commissioners Antenore and Richardson voted no. Commissioners Chinchilla and Theoharis were absent. Substitute motion to disapprove also failed to carry by a vote +2 -3. Commissioners Joe, Martin and Mills voted no. Commissioners Chinchilla and Theoharis were absent. The item was continued to April 13, 2000.
(Proposed for Continuance to May 4 , 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin

2. 2000.006C (KEYLON: 558-6613)
3445 GEARY BOULEVARD, south east corner at Stanyan Street, Lot 41 in Assessor's Block 1085 -- Request for Conditional Use Authorization under Planning Code Sections 121.2 and 712.21 for use size exceeding 6,000 square feet within an NC-3 (Moderate Scale Neighborhood Commercial) District and 40-X Height and Bulk District. The proposal is for a ground floor retail store (Beverages and More of 11,989 gross square feet.
Preliminary Recommendation: Disapproval.
(Proposed for Continuance to May 4, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin

3. 1999.310E (NAVARRETE: 558-5975)
322-6TH STREET, Appeal of Negative Declaration - Assessor's Block 3754 Lot 3. The proposal is to demolish one existing industrial/commercial warehouse building on the site and construct one building containing 15 live/work units and 15 off-street parking spaces within a 3-story structure (including mezzanine approximately 50 feet in height. The project site is located in a Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district. The proposed project site is within a Mixed Use Housing Buffer area, adopted by the Planning Commission as in interim zoning control.
Preliminary Recommendation: Uphold Negative Declaration.
(Proposed for Continuance to May 11, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin

4. 2000.249D (MARTIN: 558-6616)
1050 IOWA STREET, west side between 23rd and 25th Streets, Lot 016 in Assessor's Block 4226 -- Request for Discretionary Review of BPA No. 9907699, BPA No. 9907700, and BPA No. 9907701, proposing to construct three buildings containing a total of 26 live/work units: Building A with ten; Building B with six; and Building C with ten, each building to be four stories and one mezzanine, in an M-1 (Light Industrial) District (Industrial Protection Zone) and a 40-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Take Discretionary Review and disapprove this proposal.
(Proposed for Continuance to May 11, 2000)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe**
ABSENT: **Chinchilla, Martin**

5. 98.635ECB (BADINER: 558-6350)
2101 -2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets -- Consideration of: (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations; and (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861. This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.
(Continued from Regular Meeting of April 6, 2000)
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to April 27, 2000)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe**
ABSENT: **Chinchilla, Martin**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public

will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Sue Hestor:

- concerned about a 16-20 thousand sq ft building
- is quite angry that the Planning Commission hasn't discussed this issue
- office/multimedia that are outside of certain areas should be considered by the Commission.

Dan Weaver, Vice President of OMI CAO, OMI-NIA

- Try to track building permit application notifications.
- There was a proposal to construct 2 single family homes next to a park.
- He never received any notification
- He came to the planning department and the department mentioned that there was a notice sent.
- He believes that the data that the planning department is outdated and that the seems to be an issue with the mailing system.
- This is not the first time that people in the neighborhood have not received notification of building permits in his neighborhood.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 1/6/00 and 2/3/00.

SPEAKER(S):	None
ACTION:	Approved
AYES:	Theoharis, Mills, Antenore, Richardson, Joe
ABSENT:	Chinchilla, Martin

7. Commission Matters

- **Commissioner Mills**
- concerned about the traffic
- teacups
- annual assessments in the general plan can provide for updates

Commissioner Antenore:

- Concerned about issues with affordable housing, childcare, etc.
- There should be a policy discussion about the matters brought up at the Commission.
- Would like to have these issues and concerns ASAP.

D. DIRECTOR'S REPORT**8. Director's Announcements.**

- 1) Would like to congratulate MUNI for having it work when problems with other transit systems arise.**
- 2) The directors will be attending the Planning Convention.**
- 3) Mr. Larry Badiner attended the BOS meeting and there are no issues on BOS.**
- 4) On 4/27/00 the director will be available and prepared to give information on business services.**

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOA: 407 Connecticut - upheld Commission decision.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION - PUBLIC HEARING CLOSED

- 10. 2000.222D (BRESSANUTTI: 575-5892)**
1363 PALOU AVENUE, Request for Discretionary Review of Building Permit Application No. 9922806, Lot 027 in Assessor's Block 4759 proposal to construct a two-story addition to the rear of an existing two-story single-family dwelling in a RH-1 (Residential, House, One-Family) District; and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.
Note: On April 6, 2000, following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and disapprove the project by a vote of +4 -1. Commissioner Mills voted no. Commissioners Theoharis and Chinchilla were absent. Final language 4/13/00.

SPEAKER(S): None
ACTION: Disapproved
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin
MOTION No.: 15023

F. REGULAR CALENDAR

- 11. 1999.902C (SNYDER: 575-6891)**
880 HARRISON STREET, north side between 4th and 5th Streets, Lot 95 in Assessor's Block 3752 -- Request for Conditional Use authorization under Planning Code Section 815.72 to install (1) four flush mounted panel antennae on the southwest side of the building approximately 37-feet above grade, (2) three northwest facing panel antennae mounted on the building's stair penthouse approximately 47-feet above grade, and (3) a base transceiver station approximately 35-feet above grade in a RSD (Residential/Service Mixed Use) Zoning District and a 40-X/85-B Height and Bulk District. As part of the proposal, the existing penthouse would be enlarged to be 47-feet above grade so that the proposed northwest facing antennae can be mounted on it. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval

Note: On April 6, 2000, following public testimony the Commission closed the public hearing. A motion to approve with conditions failed to carry by a vote +3 -2. Commissioners Martin and Richardson voted no. Commissioners Chinchilla and Theoharis were absent.

SPEAKER(S): None
ACTION: Approved
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin
MOTION No.: 15024

- SPEAKER(S):
- (+) Charles Blozies, Architect and Engineer:**
- Described the project location to the Commissioners
 - The current building has many cracks and will require serious renovation.
 - The building will be seismically upgraded and will be very sensitive to the historic character of the building.
 - The entire facade (minus the fire escape and the store front), the windows, and any other parts of the building which are original will be preserved.
 - On the Commercial side of the building - the properly line windows will have special permits.
 - There is a SF Heritage support letter.

ACTION: Approved
 AYES: Theoharis, Mills, Antenore, Richardson, Joe
 ABSENT: Chinchilla, Martin
 MOTION No.: 15025

13. 1998.604M (MONTANA: (558-5984)
MISSION-STEUART HOTEL, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714 -- Consideration of initiation of a General Plan Map amendment to facilitate the construction of a hotel with a height ranging from 40 feet to approximately 84 feet, with approximately 200 to 210 rooms, and with accessory retail, restaurant and meeting room space on property currently owned and used by the San Francisco Municipal Railway (MUNI) as a lay-over yard for buses and proposed to be leased by MUNI to a hotel developer and operator. Consideration of an application under Planning Code Section 340 to initiate an amendment to Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Element of the General Plan to show the subject site as planned for a height and bulk classification of 84-E, rather than the current O.S. (Open Space) classification.
Preliminary Staff Recommendation: Approval.

SPEAKER(S):**(+) Christen ? - Representative of MUNI**

- provides many benefits like financial, improvement and enhancement to the area, creation of +200 jobs, minor impacts to MUNI service.

(-) Norman Rolf - San Francisco Tomorrow

- He thinks that many staff from MUNI do not approve this project but are afraid to speak out.
 - He believes that this project will cause more traffic and more congested areas.
 - This project will block visual access to the waterfront.

(-) Dave Osgood - Rincon Tenants Association

- There have been many projects on the waterfront that their organization approve yet this project they don't approve of.
 - He believes that the building will completely close off the views of the waterfront, treasure island and Oakland hills.
 - He believes that the project will cause more

(-) Edward Evans - Community Resources Action Project

- His organization approved the tearing down of the Embarcadero Freeway so that the view would be more appreciated.
 - He doesn't think that this project should be approved and not sell it off to the highest bidder.

(-) Howard Strassner -

- This project would cost MUNI more because there will be costs to remove and install bus cables, etc.
 - This project will cause the residents of San Francisco to pay for the costs of MUNI.
 - This project should pay for the cost MUNI will have.
 - Many people in MUNI do not agree with this project.

(-) Denise Deana

- The historic bus terminal will be affected with this project.

ACTION: **Approval to initiate**

AYES: **Theoharis, Mills, Antenore, Richardson, Joe**

ABSENT: **Chinchilla, Martin**

14. 1998.604Z (MONTANA: (558-5984)
MISSION-STEUART HOTEL, Northeast corner of Mission and Steuart Streets, Lots 6, 7, 8, 9 and 17 in Assessor's Block 3714--Consideration of an application under Planning Code Section 302 to initiate an amendment to Zoning Maps 1 and 1H of the City and County of San Francisco to change the height and bulk district classification of Lot 17 in Assessor's Block 3714 from OS (open space) to 84-E and to change the use district classification for the subject site (Lots 6, 7, 8, 9 and 17 of Assessor's Block 3714) from a P (Public) district to a C-2 (Community Business) district.
 Preliminary Staff Recommendation: Approval.

ACTION: **Approved as amended**

AYES: **Theoharis, Mills, Antenore, Richardson, Joe**

ABSENT: **Chinchilla, Martin**

MOTION No.: **15026**

15. 98.766X (LeBLANC 558-6351)
535 MISSION STREET, South side of **Mission Street between First and Second Streets, with secondary frontages on Shaw Alley and Minna Street, Lots 68 and 83 in Assessor's Block 3721** --Request under Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including an exception to the Separation of Towers requirement (Section 132.1(c)) and an exception to the Reduction of Ground Level

Wind Current requirement (Section 148 (a)) for the demolition of an existing 3-story building and the construction of a 24-story, 314-foot tall building with up to 252,000 gross square feet of office space and approximately 700 square feet of retail space. The project would also include approximately 6000 square feet of open space, 2 loading docks and approximately 43 parking spaces. The project lies within a C-3-O (Downtown, Office) District and a 550-S Height and Bulk District.

Recommendation: Approval with Conditions

SPEAKER(S):

(+) Carl Danielson - Danielson and Whitehead

- Would like to thank Ms. LeBlanc for the work and efforts of the Planning Staff.

(+) Ali Moghaddasi - Principal Designer - HOK Architects

- The site is quite small but he is working throughout the planning issues with the planning staff.

- The project will provide a green house and provide beautiful landscape to the area, climate control year round, indoor outdoor seating.

- Would like to convert Shaw Alley to a permanent restaurant setting.

- Mission Street is becoming one of the major office blocks in the city.

- The main entrance of the building will be from Mission Street

- The 24 feet high lobby will allow maximum visibility within the lobby.

(-) Jack Smith - 545 Mission Street building owner.

- He is concerned about the closing of Shaw Alley. The first time that he heard of the closure of Shaw Alley was April 6.

- The alley is very important to the function of his building -- dropping off and picking up people, freight elevators.

- The closure of the alley would be closed from 11 to 2 but the language in the staff report mentions a minimum of 11 to 2 -- which means it could be extended.

- The procedure of closing the alley should have been attended to before the presentation of the project building.

- Is the closing of the alley an integrated part of the decision is it required for the progress of this project.

(-) Loyd Schlegel

- This project is across the street of Golden Gate University and there are about 8 other office buildings which means that there is a large amount of office space available.

- Another office building in this area would be superfluous.

(-) Sue Hestor - San Francisco for Reasonable Growth

- The code language requires that we use pre-existing office space and that is not the case for this project.

- The planning department cannot be so sloppy in regards to proposition M.

ACTION:

Approved as amended

AYES:

Theoharis, Mills, Antenore, Richardson, Joe

ABSENT:

Chinchilla, Martin

MOTION No.:

15027

16.

98.766B

(LeBLANC 558-6351)

535 MISSION STREET, South side of Mission Street between First and Second Streets, with secondary frontages on Shaw Alley and Minna Street, Lots 68 and 83 in Assessor's Block 3721 --Request under Planning Code Sections 320-325 (Office Development Limitation Program) for a 24-story, 314-foot tall building with up to 252,000 gross square feet of office space and approximately 700 square feet of retail space. The project would also include approximately 6000 square feet of open space, 2 loading docks and approximately

43 parking spaces. The project lies within a C-3-O (Downtown, Office) District and within a 550-S Height and Bulk District.

Recommendation: Approval with Conditions

ACTION: **Approved as amended**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe**
ABSENT: **Chinchilla, Martin**
MOTION No.: **15028**

17. 1999.897C (CHIN: 575-6897)
6143-6153 GEARY BOULEVARD, southeast corner at 26th Avenue; Lot 035A in Assessor's Block 1519: -- Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of nine antennas and a base transceiver station on an existing five-story mixed-use building as part of Nextel's wireless telecommunications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 16, 2000)

SPEAKER(S):

(-) Molly Hills (Spelling?) - Nextel Communications

- The site is required that will take part of the loss of the antennas which are located at Sutro Tower.
- Nextel has worked closely with the Planning Staff to provide an adequate design.
- The antennas will be designed to provide as less visibility as possible.
- Pacific Bell Wireless and Nextel Communications will share locations for antennas.
- The top floor of the building (underneath the roof where antennas will be located) have residential apartments.

ACTION: **Approved**
AYES: **Theoharis, Mills, Antenore, Richardson, Joe**
ABSENT: **Chinchilla, Martin**
MOTION No.: **15029**

18. 1999.385C (WOODS: 558-6315)
3839 WASHINGTON STREET, south side, between Maple and Cherry Streets; Lots 1A, 24 and 25 in Assessor's Block 992 -- Request for a Conditional Use authorization under Sections 209.3(g) and 303 of the Planning Code to increase the enrollment of an existing primary and middle school (Presidio Hill School) from approximately 160 students to 200 students and to expand the existing school building from approximately 7,000 square feet to approximately 16,820 square feet in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) Harry O'Brien

- This is the schools first conditional application.
- There is no fixed limit on enrollment in schools.
- The project will improve the school not only for parents and students but also for the neighborhood.
- An acoustical report demonstrates that the school will not be noisier.

- The neighbors would like to have the enrollment reduced.
- The disagreement comes from how much enrollment should be available in the school
- It is important for the City to accept the increase of enrollment in this school in regards to diversity, education, etc.

(+) Carey Davis - Director of Presidio Hill School

- This school opened in 1918 and it was one of the first buildings of the neighborhood.
- The school was founded by two Jewish sisters
- The current school does not have a library, science, art space
- Most of public schools are full and there is a need for more space for appropriate education.
- Some students will receive scholarships others will pay full tuition.
- The project has agreed to many changes in the design of the school, they have agreed to remove one story, etc.

(+) Bob Baun - architect of Presidio Hill School

- The project is code confirming in all areas.
- To minimize the visual impact in the neighborhood, the rooftop area has been removed.
- Great care has been taking to designing the visual character of the addition of the school.
- The street scape will remain.
- It is inaccurate that the design of this addition will remove open space.
- There will be a garden which will make a substantial improvement to the neighborhood since it will not be used by the students.

(+) Christine Ellbell - Member of the Board of Trustees and Parent of student of Presidio Hill School.

- There has been many hours of analyzation in regards to the design of the addition.
- They cannot agree to disagree summer school, cannot agree to a deed , cannot agree to a decrease of student enrollment.

(+) Joyce McMan - neighbor

- There are many amenities and services in the neighborhood.
- The school should have the same rights to improve and renovate as the other neighbors have to do the same to their homes.
- There have been families that leave San Francisco because there is not enough space in schools.
- The school is being responsible for improving the quality of the education provided to its students.

(+) Sophie Gunther and Macy Clumpus - 4th grade students

- The park near the school has been kept clean by the students by keeping the park clean, closing gopher holes, etc.

(+) ? Valentine - Art Teacher

- Have worked closely with traffic consultants in regards to the traffic impacts in the neighborhood.
- Cars are only stopped briefly to enter loading and unloading zone.

(+) Mark Gunther - Immediate Past President of the Board of Trustees and neighbor

(+) Tila ? - Parent of a 1st grader

(+) Leo Williams - Former Director

(+) Arania Row - 5th Grade teacher - Member of Admissions Committee

- In an intimate environment the school has,

(+) Dennis Kim - Middle School Math Teachers

- The mission of the school is to provide students to become a better resident.

- The addition of the school and the increase of educational facilities will provide more opportunities to the students.

(+) Josefina Bates - Spanish Teacher for Entire School

- She doesn't have a classroom and shares her desk with other teachers.

- The lack of space makes their jobs more difficult.

(+) Emily Harrison**(+) Martin More - 7th grade teacher****(+) Marvin Villavicencio - Student****(+) Keith Cangerian - Parent of 2 children - resident of the neighborhood****(+) Lori McKenzie - Parent****(+) David Lohar - Parent - member of the board of trustees****(+) Nancy Davis - Parent and member of trustees****(+) Merna Chapman - Parent of an Alumni****(-) David Pettus - 345 Washington Street for 20 years.****(-) Walter Newman - representative of the board of the directors of the presidio heights**

- The proposed expansion is too intensive for this site.

- The school expansion will increase tremendously the problems to this quiet neighborhood.

(-) Barbara Rosenberg - former high school teacher and neighbor

- Concerned with the class size increase which will affect the education of the students.

(-) Jace Levinson - Architect

- has been asked to review the impact on the neighborhood properties.

(-) Francie Petriceli

- The school did not talk to neighbors before they completed their master plan.

- At first the school mentioned they would build an annex but later came out with the current proposed building.

The school has shown little regards to communicate with the neighborhood.

(-) Jill Jordan - Resident

- There are many traffic problems in the neighborhood.

- Double parking has been a problem for many years.

(-) Alan Anderson - resident**(-) Leonard Levy - resident**

- There is an importance on noise since the airport has provided funding to insulate schools near the airport.

- The block already suffers from over activity.

(-) Cal Tilden - has lived in the neighborhood 65 years.

- What was promised when the permit was issued to rebuild the school, and some of those promises were not kept.

(-) Michael Carview -

- There is an adverse impact on neighborhood and neighbors

- There is a privacy, traffic, etc issues will impact the neighborhood

- There is no need for commercially-related traffic in the neighborhood.

(-) ? Mckale - resident

- He is concerned with the noise.

(-) Landa Miles - Resident

(-) Ron Masa - resident

(-) Louise Sampson - Resident

- There is a profound impact on noise near her home.
- There is staggered recess which makes the noise constant all day.

(-) Marylin Masa - Resident

(-) Tom Perkins - Resident

- He believes that there will be a problem with balls hitting the sky glass.

(-) Edmund McDonald - Resident

(-) John Sanger - Sanger and Olson

- This is a very difficult process for everyone involved.
- Under the planning code it is intended for condition use applications be difficult to obtain.

ACTION: Approval as amended by Gerald Green

AYES: Theoharis, Mills, Antenore, Richardson, Joe

ABSENT: Chinchilla, Martin

MOTION No.: 15031

19. 2000.131C (SNYDER: 575-6891)
291-293 DUBOCE AVENUE, southeast corner of Duboce Avenue and Market Street, Lot 58 in Assessor's Block 3534 -- Request for Conditional Use authorization under Planning Code Section 712.83 to install three antennae on one of the building's front copulas and three antennae on a rear building wall in an NC-3 Use District and an 80-B Height and Bulk District. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennae and related equipment would be part of a wireless communication network operated by Sprint PCS.
 Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) Patty Burnhart - Sprint PCS

- Conditional Use is allowed in the NC3 district
- Location is a vital part of the wireless phone network.

(+) Michael Gebretsadik - Sprint PCS

- responsible for the design of this site.
- location is key for providing service a long Market Street , 11th Street, etc.

(+) RP Sanc

- Sprint PCS has done an exemplary job on choosing this location.
- The engineering people of Sprint PCS have done a great job.
- He doesn't necessarily like the service that Sprint provides.

(-) Gordon Minkow - resident lives nearby antenna location.

- There are health hazards pertaining to having antennas installed in neighborhood areas.

(-) Christopher Beaver - resident of Noe Valley

- There is a growing evidence that there is a considerable health hazards with the location to these antennas.
- Telecommunications companies seem to be installing these antennas anywhere they please.
- There is little communication to the residents of locations where these antennas are proposed for installation.

ACTION: Approved as proposed

AYES: Theoharis, Mills,, Richardson, Joe, Antenore

ABSENT: Chinchilla, Martin
MOTION No.: 15032

20. 2000.182C (SNYDER: 575-6891)
291-293 DUBOCE AVENUE, southeast corner of Duboce Avenue and Market Street, Lot 58 in Assessor's Block 3534 -- Request for Conditional Use authorization under Planning Code Section 712.83 to install six flush mounted antennae (three facing south and three facing west) on the building's elevator penthouse approximately 50-feet above sidewalk grade in an NC-3 Use District and an 80-B Height and Bulk District. As part of the proposal, a base transceiver station would be installed within the building. The installation of the antennae and related equipment would be part of a wireless communication network operated by Nextel Communications.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S): None
ACTION: Continued to 5/11/00
AYES: Theoharis, Mills., Richardson, Joe, Antenore
ABSENT: Chinchilla, Martin

21. 2000.069C (BORDEN: 558-6321)
3583 16TH STREET, west side, between Noe and Pond Streets; Lot 92 in Assessor's Block 3564 -- Request for a Conditional Use authorization to amend conditions of approval for Case No. 1989.425C, Motion No. 11791, under Planning Code Section 303(e) (Conditional Uses, Modification of Conditions) in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District to extend food service hours later into the evening, and to remove conditions related to live entertainment. Hours of operation for the restaurant are currently 6:00 a.m. to 6:00 p.m., the applicant is requesting that these change to 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12 midnight on Friday, 9:00 a.m. to 12 midnight on Saturday, and 9:00 a.m. to 11:00 p.m. on Sunday. The applicant would also like to increase the number of seats from 68 to 82.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) Adam Wilmer

- employs 60 people at this new location.
- He works closely with the neighbors since he provides service for them.
- The hours of operation will be consistent with the other restaurants (the restaurant across the street is open 24 hours).
- It is a busy street and a busy community.
- Will work towards keeping the area clean.
- Will not cause any problems with neighbors.

(-) Lyon Arnet - resident and member of Pond and Prosper Neighborhood Association

- Concerned about the use of the patio
- Cooking smells go away from the residents
- garbage be removed daily
- The rear patio cannot be used by staff for waiting, smoking, etc.
- Sunday to Thursday stop service by 10:00 p.m., Friday and Saturday stop service by 11:00 p.m.

ACTION: **Approved with conditions: food service on Friday and Saturday shall stop at 12:00 and out by 1:00 a.m.**
AYES: Theoharis, Mills, Antenore, Richardson, Joe
ABSENT: Chinchilla, Martin
MOTION No.: 15033

22. 2000.258C (DiBARTOLO: 558-6291)
1548 STOCKTON STREET, east side between Green and Union Streets; Lot 23 in Assessor's Block 116: --Request for Conditional Use authorization to add a Full Bar to a Full-Service Restaurant under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) **Erick ? - project sponsor**

- hoping that the project is approved.

ACTION:

Approved as proposed

AYES:

Theoharis, Mills, Antenore, Richardson, Joe

ABSENT:

Chinchilla, Martin

MOTION No.:

15034

AT APPROXIMATELY 7:45 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

23. 1999.437D (BANALES: 558-6339)
250 CLARA STREET, northwest side between 5th and 6th Streets, Lot 206 (formerly Lot 066) in Assessor's Block 3753 -- A Staff-initiated Discretionary Review of BPA No. 9907464S, proposing to demolish existing auto services structures and construct 16 live/work units in a RSD (Residential/Service Mixed Use District) a Mixed Use Buffer zone, and a 40-X/85B Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
 (Continued from Regular Meeting of March 9, 2000).

SPEAKER(S):

(+) **Sue Hessner -**

- This is a block has had 9 live/work projects.

- This is a marsh site location. There have been a lot of toxic uses on this site.

- Negative Declaration - shows many problems with the toxicity of the project site where there will be people living there.

Project Sponsor:

- The NEGATIVE DECLARATION shows a problem of the toxins rising from the ground -- this concern is throughout San Francisco.

- The health department does fall on various sites in San Francisco and require work plans prior to construction .

Project Sponsor:

Department of Health will be monitoring the project.

ACTION:

Motion to approve with staff findings failed to carry by +3 -2

AYES:

Theoharis, Mills,, Richardson, Joe

NOES:

Antenore

ABSENT:

Chinchilla, Martin

24. 1999.243D (BANALES: 558-6339)
1247 HARRISON STREET AND 428-8TH STREET, south side of Harrison between 8th and 9th Streets, Lot(s) 063, 065, 066 in Assessor's Block 3757 -- Request for discretionary review on an application that is proposing to demolish the existing building on site and construct three new live/work buildings containing a total of 64 units. The proposed project is in an Industrial Protection Zone, a Service/Light Industrial (SLI),

District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

(Continued from Regular Meeting of March 16, 2000)

SPEAKER(S)

None

ACTION:

Continued to May 4, 2000

AYES:

Theoharis, Mills, Antenore, Richardson, Joe

ABSENT:

Chinchilla, Martin

25. 2000.205D (KIM: 558-6290)
256 PENNSYLVANIA STREET, Building Permit Application No. 9918250, Lot 008 in Assessor's Block 4000. Discretionary Review is requested of Building Permit Application to demolish an existing fire-damaged, two-story-over-garage, two-family dwelling and construct a new three-story-over-garage, two-unit dwelling in a RH-2 (Residential, House, Two-Family) District; and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

WITHDRAWN DISCRETIONARY REVIEW APPLICATION

26. 2000.220D (WILSON: 558-6602)
275 BEACON STREET, side of street between Laidley and Digby Streets, Lot 004, in Assessor's Block 7540. Request for Discretionary Review of PBA No. 9924271S, to construct horizontal additions to fill-in two roof decks at the front of the building, within a RH-1 (House, One-Family) District; and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

WITHDRAWN DISCRETIONARY REVIEW APPLICATION

27. 2000.247D (WILSON: 558-6602)
1415 SHRADER STREET, westside between 17th and Shrader Streets, Lot 003A in Assessor's Block 1288. Request for Discretionary Review of PBA No. 9925348S, to construct a new single-family dwelling on the vacant lot within a RH-2 (House, Two-Family) District; and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):

DR Requestor:

- Would like to resolved the questions he has concerning requirements in the code.
- The issue of the project has to do with the rear of the lot.

(+) Lian Maggie

- resides next to the proposed lot.
- would like to grant a variance
- would like to see structure moved the lot line
- the design does not conform to the slope of the hill
- the facade is out of character with the rest of the houses in the neighborhood.
- would like to maintain the character of the neighborhood and is concerned with her privacy.

Patrick Maggie:

- the off street project requirement causes a problem

- There will not be enough space
- A variance should be obtained to eliminate the off street parking.

Project Sponsor:

Ira Kurlanger - architect

- there are no stainless steel on the windows
- The interior fits all the requirements of the project.
- The height of the building is about 23 feet.
- Will only be about 1 foot above the next door neighbor's house.

Margaret Morrey

- Mr. Kurlanger is willing to give up many items regarding this project and that just shows a "good neighbor" policy.

ACTION: **No Discretionary Review. Approved as submitted.**
 AYES: **Theoharis, Mills,, Richardson, Joe, Antenore**
 ABSENT: **Chinchilla, Martin**

28. 1999.741D (MARTIN: 558-6616)
272-274 MISSOURI STREET, west side between Mariposa and 18th Streets, Lot 012 in Assessor's Block 4003 -- Request for Discretionary Review of BPA No. 9910774S, proposing to add a fourth floor with a peaked roof, resulting in a new height of 38'2" which is an increase of 8'11". The new floor is setback 6'6" from the front property line. Facade alterations include replacing horizontal shiplap siding and adding new bay windows in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):**(+) Margerie Marirose**

- Proposed plan would block light.
- The staff report states that there would be not light blockage -- and there would be.
- The staff report states that the design of the building would not be affected -- and it would be.

(+) Pierre Marirose

- Would like to have the project work around his mother not through her.

(-) Bruce Levin - project manager for project sponsor

- The issue is regarding the upper property line windows.
- Top floor are clear story windows
- There are upper floor windows which are of concern.

(-) Chris Thompson - Lives on Potrero Hill

- A skylight was proposed for Ms. Marirose which at first she was willing then decided it would be too much trouble.

(-) Don Nolte - 280 Missouri Street**(-) John De Castro - member of Potrero Boosters**

- Agrees with the project details.

Mr. Thompson

- Would like the Commission to agree with the building code.

ACTION: **Approve project and not take DR**
 AYES: **Theoharis, Mills, Antenore, Richardson, Joe**
 ABSENT: **Chinchilla, Martin**

29. 2000.250D (MARTIN: 558-6616)
1228 - 25th STREET, north side between Iowa and Indiana Streets, Lot 013A in Assessor's Block 4227 -- Request for Discretionary Review of BPA No. 9907691 and BPA

No. 9907692, proposing to construct two buildings containing two live-work units each: Building A to be four stories and Building B to be three stories, in an M-2 (Heavy Industrial) District (Industrial Protection Zone) and a 50-X Height and Bulk District. The site is an odd-shaped (narrow and long) vacant lot. The project is set for a Mandatory Discretionary Review per City Planning Commission Resolution No. 14861.
Preliminary Recommendation: Take Discretionary Review and disapprove this proposal.

SPEAKER(S)

None

ACTION:

Continued to May 4, 2000

AYES:

Theoharis, Mills, Antenore, Richardson, Joe

ABSENT:

Chinchilla, Martin

30. 2000.261D (CHIN: 575-6897)
2844-46 GREENWICH STREET, north side between Baker and Lyon Streets, Lot 033 in Assessor's Block 0940 -- Request for Discretionary Review of BPA No. 9919535, proposing to raise the flat roof in the rear half of the building to match the existing level at the front, and construct a roof deck over the entire roof area, with access via a stair and elevator penthouse in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S):

(+) Mary Dorman - 2850 Filbert

- A penthouse was built without permits
- There is a visual harmony that they value.

(+) Rose Sampson - Member of the Cow Hollow Association

- would like to have commission review this project and have penthouse removed.
- The owner of the project definitely has a problem understanding the permit process.
- If this project were in prop m area it would not have been approved
- The Cow Hollow Association conducted a survey with the neighbors.

(+) Erick Solomon

- The commission should move on this project because this project has been an insult to the residents surrounding the project.
- Believes this project is appalling.

(+) Calvin Fung - lives adjacent to the property

- The project owner had wanted to close a light well.

(+) Greg Hansen - is also a speaker of Bruce Wilson

- The light to the back of the house of Mr. Bruce Wilson.
- The new structure casts a showdown on his deck.

(+) Tim Losier - resident

- He asked the owner if there was a permit requested and the owner said there was no need.
- The project owner did work past 10:00 p.m. and during Christmas

(+) Patricia Vaughney -

- Mr. Chin was denied access when he went to inspect the property.
- She believes that the project should be torn down.
- There is a rooftop deck so what is the need if you have the decks.
- Please tear down project and approve a discretionary review.

(-) ? Samaya - resident of proposed project.

- The character of the neighborhood is of apartments, there is not residential home look.
- There are a lot of other apartments that go that height.

(-) A. Ared - architect

- There was a chimney that was not shown on the permit but it was later added and the proper permit was requested.

- There is not sq. ft. increased to the building.

ACTION:	Disapproved - Take Discretionary Review
AYES:	Theoharis, Mills, Antenore, Joe
NOES:	Richardson
ABSENT:	Chinchilla, Martin
FINAL LANGUAGE:	May 4, 2000

Adjournment: 9:28 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 11, 2000

ACTION:	Approved
AYES:	Theoharis, Antenore, Joe, Martin, Chinchilla, Richardson
ABSENT:	Mills

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, April 27, 2000

1:35 PM

DOCUMENTS DEPT.

OCT - 3 2000

Regular Meeting

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Mills, Antenore, Chinchilla, Richardson

ABSENT: Theoharis, Joe, Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MILLS AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Larry Badiner, Hillary Gitelman, Darwin Helmuth, Susana Montana, David Alumbaugh, Ellen Miramontes, Allison Borden, Ricardo Bressanutti, Catherine Keylon, Kenneth Chin, and Linda Avery - Commission Secretary.

A. ITEMS PROPOSED FOR CONTINUANCE

1. 2000.002C (MIRAMONTES: 558-6348)
1415 VAN NESS AVENUE, west side between Austin and Bush Streets, Lot 4 in Assessor's Block 666 -- Request for Conditional Use Authorization under Planning Code Section 209.8(d) for the provision of 4,700 square feet of office space located above the ground floor on a site located within an RC-4 (Residential-Commercial Combined, High Density) District, 130-V and E Height and Bulk Districts, the Van Ness Special Use District and the Special Sign District for Illumination.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to May 4, 2000)

SPEAKER(S):	None
ACTION:	Continued as proposed
AYES:	Mills, Antenore, Chinchilla, Richardson
ABSENT:	Theoharis, Joe, Martin

2. 98.635ECBD (BADINER: 558-6350)
2101-2125 BRYANT STREET, 700 YORK STREET, 2830 20TH STREET, 2717 19TH STREET, also known as the BRYANT SQUARE PROJECT, Assessor's Block 4080 (Lots 7, 11, 12, and 14), bounded by Bryant, 19th, York and 20th Streets -- Consideration of:
- (1) Conditional Use Authorization under Section 303 for (a) demolition of two Industrial Buildings at 2125 Bryant Street and 2850 York Street under the interim zoning controls for the Industrial Protection Zone; (b) a Planned Unit Development, under Section 304, including authorization to provide required parking on a valet assisted basis, rather than independently accessible spaces; and (c) an exception, under Section 271, from the bulk limitations.
Recommendation: Approval With Conditions; and
 - (2) Project Authorization under Section 321 for the net addition of 148,000 square feet of office space. Recommendation: Approval With Conditions.
 - (3) Discretionary Review of the demolition of a vacant industrial building at 700 York Street under the provisions of Planning Commission Motion No. 14861.
Recommendation: Take DR and Approve with Conditions

This project lies within an M-1 (Light Industrial) and a C-M (Heavy Commercial) District and within a 65-B Height and Bulk District.

The Project would include a total of approximately 159,015 square feet, including approximately 152,840 square feet of office space, approximately 1,500 square feet of retail space, and approximately 4,700 square feet of light industrial space in two new buildings (2125 Bryant Street and 700 York Street) and three renovated buildings (2101 Bryant Street, 2717 19th Street, and 2830 20th Street) on the site.

(Proposed for Continuance to May 4, 2000)

SPEAKER(S):	None
ACTION:	Continued as proposed
AYES:	Mills, Antenore, Chinchilla, Richardson
ABSENT:	Theoharis, Joe, Martin

3. 1999.668E (BLOMGREN: 558-5979)
38-44 TEHAMA STREET/543 HOWARD STREET, Appeal of a Preliminary Negative Declaration--Assessor's Block 3736, Lot 111. The proposed project involves improvements to a three story building and construction of 23,000 square feet on the fourth and mezzanine levels. The renovated and new space is proposed for office use. With construction of the additional story and mezzanine level, the building would be approximately 64 feet, 22 feet taller than the existing structure. The 14,500 square-foot project site is composed of one lot in the middle of a block bordered by Howard Street to the north, First Street to the east, Tehama Street to the south, and Second Street to the west. The site has frontages on Howard and Tehama Streets. The proposed renovated and enlarged building would contain approximately 73,000 gross square feet (gsf). The structure would not provide off-street parking. The project would also include two off-street freight loading spaces.
Preliminary Recommendation: Uphold Negative Declaration

(Proposed for Continuance to May 11, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Richardson
ABSENT: Theocharis, Joe, Martin

4. 1999.583E (CHAN: 558-5982)
881-899 HOWARD STREET, SOMA SQUARE - Appeal of a Preliminary Negative Declaration: Assessor's Block 3733, Lot 79 on the SE corner of 5th and Howard Streets, within the South of Market neighborhood. There are two inter-connected buildings on the site, a three-story building consisting of approximately 95,000 square feet (including basement) and a six-story building consisting of approximately 213,500 square feet (including basement). Of the combined approximately 308,500 square feet of space in the two buildings, about 114,000 square feet are presently retail, 13,000 square feet are office, and 172,500 square feet are storage and vacant retail space. The proposed project would consolidate all the retail space into the three-story building and convert the six-story building into an office building. The net result of the project would be a combined total of approximately 92,000 square feet of retail, 165,000 square feet of office, 12,000 square feet of storage space, and 20,000 square feet of parking on site. The basement of the six-story building would be converted to 45 valet parking spaces. The vehicular access to the parking garage would be from Tehama Street. The project site is located within the C-3-S (Downtown Support District) and within the 130-F Height and Bulk district. The proposed project requires review by the City Planning Commission pursuant to Planning Code Section 309, which regulates permit review with C-3 (Downtown) zoning districts and Planning Code Sections 321 and 322 which monitors the annual limit on office development.
Preliminary Recommendation: Uphold Negative Declaration
(Proposed for Continuance to May 11, 2000 May 4, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Richardson
ABSENT: Theocharis, Joe, Martin

5. 1999.684D (WILSON: 558-6602)
129 RANDALL STREET, south side between Whitney and Chenery Streets, Lot 038 in Assessor's Block 6663 -- Request for Discretionary Review of BPA No. 9911578, proposing to demolish the existing building and construct a new two-unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, approve project.
(Continued from Regular Meeting of March 16, 2000).
(Proposed for Continuance to May 25, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Richardson
ABSENT: Theocharis, Joe, Martin

6. 1999.738D (CHIN: 575-6897)
2131 DIVISADERO STREET, west side between Clay and Sacramento Streets, Lot 004 in Assessor's Block 1004 -- Request for Discretionary Review of BPA No. 9914768, proposing to raise a portion of the roof to match existing roof at the rear of a three-story, two dwelling unit building in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.
(Continued from Regular Meeting of March 9, 2000)
(Proposed for Continuance to June 22, 2000)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Richardson
ABSENT: Theoharis, Joe, Martin

7. 2000.246D (WILSON: 558-6602)
511 ELIZABETH STREET, south side between Castro and Noe Streets, lot 043 in Assessor's Block 36546 - Request for Discretionary Review of Building Permit Application NO. 9918088, proposing to construct a two-story vertical addition and a rear horizontal addition to an existing two-story single-family dwelling in an Rh-2 (House, Two-Family District and a 40-X height and bulk district.
Preliminary Recommendation: Do not take discretionary review and approve building permit application as submitted.
WITHDRAWN

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Mills, Antenore, Chinchilla, Richardson
ABSENT: Theoharis, Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Sue Hestor

Re: 3852 19th Street - illegal demolition of housing in the Mission. Demolition permit was not processed properly. The site was posted for a demolition permit and the neighbors immediately filed an appeal. Despite the appeal and that there was a 15 day hold, the building was demolished as of this morning. This is at least the 2nd time that a demolition permit has not been dealt with properly.

Commissioner Mills: Requested that staff check on this item.

Gerald Green, Planning Director - will investigate and report on this item on the 5/4/00 Commission meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of 3/2/00 and 2/10/00.

The draft minutes were not included in the Commissioner's packets, therefore, they will be included in the 5/4/00 meeting packets.

SPEAKER(S): None

ACTION: Continued to 5/4/00

AYES: Mills, Antenore, Chinchilla, Richardson

ABSENT: Theoharis, Joe, Martin

9. Commission Matters
None

D. DIRECTOR'S REPORT

10. Director's Announcements.

- Mr. Green gave a brief report on his experience in New York at the American Planners Association Conference.

On Tuesday, April 25th, the Friends of City Planning had their event which turned out to be a great success.

Mr. Green honored Ms. Susana Montana with a Resolution because of her retirement.

11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

Mr. Green reported on BOS:

- 2361 Lombard Street - Item continued to May 1, 2000.

- Jobs Housing Linkage Legislation - Supervisor Katz has introduced additional amendments about a week ago, this has not been referred to Planning staff.

Mr. Badiner reported on BOA:

- There was a full calendar of which 70% of cases were continued.

- 127 Moffet Street (Case No. 1999.667) - Board overruled the DR 5 to 0.

E. REGULAR CALENDAR

- 12.

(ALUMBAUGH: 558-6601)

the first neighborhood workshop for each of the three areas for which the Department is preparing transit-oriented urban community plans. This is the first product prepared by staff and the public involvement consultant.

SPEAKER(S):	None
ACTION:	No Action
AYES	N/A
ABSENT:	Theoharis, Joe, Martin

- SPEAKER(S):
 (-) **Lloyd Schlagle:**
 - This is a high cost proposal
 - Existing airport is built on solid ground. Doing landfill to build more runways would be too much cost and not withstand an earthquake.
 - An option would be to switch to other airports when the need arises.
- ACTION: **No Action**
 AYES: **N/A**
 ABSENT: **Theoharis, Joe, Martin**

- | | |
|-------------|------------------------|
| SPEAKER(S): | None |
| ACTION: | Case Withdrawn |
| AYES: | N/A |
| ABSENT: | Theoharis, Joe, Martin |

15. 2000.252C (BORDEN: 558-6321)
800 VELASCO STREET (1-59 BLYTHDALE AVENUE) - Wu Yee Child Care Center, north side, across from Pasadena Street; Lot 1 in Assessor's Block 6321 - Request for a Conditional Use authorization to allow the establishment of a child care facility for 13 or more children on property leased from the Housing Authority, pursuant to Planning Code Section 209.3(f) Institutional Uses Permitted in R Districts); in the RM-1 (Residential, Mixed: Low Density) District and a 40-X Height and Bulk District. The child care facility consists of modular structures.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

Patrick Shannon - Child Development Director of Wu Yee Child Development Services.

- Wasn't prepared with anything to say.

ACTION: Approved

AYES: Mills, Antenore, Chinchilla, Richardson

ABSENT: Theoharis, Joe, Martin

16. 2000.144C (MIRAMONTES: 558-6348)
1000 VAN NESS AVENUE, east side between O'Farrell and Myrtle Streets, Lots 14, 15 and 16 in Assessor's Block 715 -- Request for Conditional Use Authorization under Planning Code Sections 209.8(d) and 178(e) for the provision of office space located above the ground floor in the AMC 1000 Van Ness Avenue building located within an RC-4 (Residential-Commercial Combined, High Density) District, 130-V and E Height and Bulk Districts, the Van Ness Special Use District and the Special Sign District for Illumination. The proposal is to establish 5,330 square feet of office space on the building's second floor.
Preliminary Recommendation: Approval with conditions

SPEAKER(S):

Susan Biliqui

- Representative of project sponsor Burnham Pacific Properties.

- Floor space is not convenient as restaurant space as it was approved previously.

- Office space will be more appropriate since it would be harder for street public to reach restaurants.

- Will be able to maintain office space needs.

ACTION: Approved

AYES: Mills, Antenore, Chinchilla, Richardson

ABSENT: Theoharis, Joe, Martin

17. 1999.829C (BRESSANUTTI: 575-6892)
540 VALENCIA STREET, west side between 16th Street and 17th Street; Lot 006 in Assessor's Block 3568 - Request for Conditional Use Authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing nonconforming Bar (dba "Blondies"), as required by Planning Code Section 726.48, in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Regular Meeting of April 6, 2000)

SPEAKER(S): None

ACTION: Case Withdrawn

AYES: N/A

ABSENT: Theoharis, Joe, Martin

18. 1999.746C (BRESSANUTTI: 575-6892)
360-10TH STREET, west side between Folsom Street and Harrison Street; Lot 9 in Assessor's Block 3520 - Request for Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Section 803.5(b) and 233(a) and to allow construction of six new live/work units in the Industrial Protection Zone across the street from the Mixed Use Housing Zone per Planning Commission Resolution No. 14861, in the South of Market

Service/Light Industrial/Residential (SLR) Mixed Use District and a 50-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) Alice Barkly - representing project sponsor

- Letters of support from neighbors were passed out to Commissioners.
- The housing unit in the building is very dilapidated. The cost of rehabilitating unit will exceed 50%.
- Building is appropriate for live/work. It is a very small site only 25' wide by 104' deep.
- Adjacent to a residential development on Juniper Street.
- Massing has been designed to match neighbors housing.

(+) Jim Meeko - Lives at 364-366 10th Street for 23 years

- Has lived at this location for 23 years.
- He is concerned that the project respect the industrial nature of the area.
- The architect's original design would have been too tall and unfriendly so she redid the design to accommodate the neighbors. She really works with all the neighbors.

(+) Toby Levy - project architect

- Tried to make the appearance as if it were a 40 foot high building on the face of the street.
- Balcony is set back about 10 feet.
- Bays were individualized with set backs of the open space in each unit.
- Wanted to make it an urban scale but also trying to respect the industrial nature of the building - proposing cement panels with stucco around the windows.

(+) Fred Wilman - neighbor

- Any improvement to the area is welcomed.

(-) Sue Hester - San Franciscans for a Reasonable Growth

- Legal issues on this project are: 1) interim controls cannot be less restrictive, they can only be more restrictive. The policy are from the residence element implementation policies are policies of the city and the policies of the master plan for the status of law. The Commission has no ability to change the policies that are in the master plan by a planning resolution. The policy in the master plan is about replacement housing. 2) the categorical mention was legally inappropriate since the previous speaker didn't mention that he is the project sponsor. A project sponsor cannot do a categorical exemption when there is more than one project going on which includes more than 6 units. The project sponsor is Wilman Import/Export and owns the 3 lots on the other side of Mr. Miko and plans to build a 32 unit live/work project. The categorical exception cannot be used when someone splits the project. The city policy requires the determinations of infeasibility by the mayor's office of housing. The Mayors Office of Housing has it's responsibility to protect the supply of affordable housing.

(-) John Elbling - Executive VP of Todco

- Believes that if case is approved this case, it will give the image that all a property owner needs to do is let a building run down and decay so that the building can be demolished and not have to replace affordable housing.
- There seems to be a series of arsons and no one seems to know who did it that are clearing the path for both residential sites and commercial sites to then be developed as live/work.
- His organization is going to pursue this if Commission approves this.

Rebuttal**(+) Alice Barkley** -representing project sponsor

- The project sponsor is 360-362 10th Street Associates, LLC and the manager is John O'Conner. This is a 6 unit building not a 32 unit building as Ms. Hester is referring to. The categorical exemption is appropriate because this is only a 6 unit building and exempted under SEQUA.
- The Commission adopted a policy and resolution that any residential development in the City required a 10% affordable requirement be included in those projects.
- Believes that this project is appropriate since it is in the buffer zone, it is across from live/work and residential housing.

Ms. Alice Barkley:

- In the past, the Commission has adopted either policies or legislation to implement policies of the City's Master Plan.
- The document that Ms. Hester was quoting from is not the master plan policy section.

ACTION: Motion to Continue for 2 weeks for staff to do a further analysis on the impact of Section 7 of the Residence Element.

AYES: Mills, Chinchilla, Richardson

NAYES: Antenore (specifically because he believes that the Mayor's Office of Housing (since they have the primary responsibility of affordable housing) should be consulted on what policy role Commission should play on this and how they should interpret the residence element the implementation of the residence element.)

ABSENT: Theoharis, Joe, Martin

19. 1999.624C (WILSON: 558-6602)
 123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 - Request for a Conditional Use authorization pursuant to Planning Code Section 303(e), to change conditions imposed in a prior conditional use authorization, and pursuant to Planning Code Section 209.4(a) to allow the expansion of the existing community facility, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Approval with conditions.
 (Continued from Regular Meeting of February 10, 2000)

SPEAKER(S):**(+) Bryan Chu - Executive Director of LYRIC**

- Initially the application requested that garage be made into office space because they are growing and space has become limited as well as the fact that rent for non-profits is expensive. Their after school program when from 9 to 6 and in the application stated that their hours of operation would be from 9 to 5. There was some concern with neighbors that there would be an increase in noise in the rear yard area.
- They have met with the neighbors many times and have amended the application to include 22 items - one of which is: to change the garage to be used as storage only. The neighbors indicated that they would not oppose the amended application. There is a letter of support from San Francisco Special Police and Eureka Valley Promotion Association. There are letters of support from a neighborhood school and church. Some City organizations as well.

(-) Rachel Heyman - neighbor

- Would like to have ALL items in the amended application to be deal with before this case is approved. LYRIC has never been responsible for things that happen to the youth after they close.

(+) Anne Tamar-Mattis

- Read letter on behalf of gay youth.
- Supports change of conditions to Conditional Use authorization.

(+) Sarah Marxer

- Read letters of support from neighbors.

(neutral) Freddie Niem

- Neighbor and lives at 123-127 Collingwood Street
- He welcomes LYRIC's 22 items that amend their initial application.
- Is still concerned with: noise, trash and blocking sidewalk.
- Is optimistic that better communication with LYRIC and neighbors will happen.

(+) Ian Fried

- Volunteer for Chains Link(?)
- He believes that LYRIC is an exceptional program where youth can come and express their gender in a safe environment and keep them from mischief.

(+) Godfrey Morata

- Read a support letter from a neighbor

(+) Regina Dick-Endrizzi

- Neighbor for 4 years.
- Supports amended proposal.
- Residential neighborhood is a more appropriate location for the youth since it would be safer for them.

(+) Lion Barnett - Eureka Valley Promotion Association

- This organization at first opposed the application yet with their amended items, this organization feels that the new application is acceptable.

(+) Holly Anderson

- Read a letter support by Mat Also, Director of the Live Oaks School.

Rebuttal

(+) Ryan Chu

- He agrees that they have not been able to meet all the requirements in the initial application yet he does agree that they will cooperate in the 22 items of the amended application.
- He can speak only for the 2 years that he has been Executive Director and believes that there will be improvements made. Most importantly communication with the neighbors.

ACTION: Motion approved with conditions from Director which states that all of the previous conditions apply including 2 new amendments and after a 6 month period, Department Staff will come back with a status report of weather these items were complied to or not.

AYES: Mills, Antenore, Chinchilla, Richardson

20. 1999.558C (BRESSANUTTI: 575-6892)
601 VALENCIA STREET, southwest corner of 17th Street; Lot 79 and 81 in Assessor's Block 3576 - Request for Conditional Use Authorization to allow construction of a new mixed-use building with commercial and 26 parking spaces on the ground floor and 24 dwelling units on the upper floors on two lots totaling more than 10,000 square feet in size per Planning Code Sections 121.1, 712.11, and 726.11 in the Valencia Neighborhood Commercial District and the NC-3 Moderate Scale Neighborhood Commercial District, and a 50-X Height and Bulk District.

ABSENT: **Theoharis, Joe, Martin**

21. 1999-029G 98.922C (KEYLON: 558-6613)
7355 GEARY BOULEVARD, southeast corner of Geary Boulevard at 38th Avenue, Lot 034 in Assessor's Block 1507 -- Request for Conditional Use authorization under Section 187.1(C) of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including a new convenience store within the existing structure, in an RM-1 (Residential, Mixed, Low Density) District.
Preliminary Recommendation: Approval with conditions

(+) Amad Mohazed - architect and project sponsor

- This project has been in the Commission for many years.
- This gas station has gone through many changes and revisions in design.
- There is city policy to retain existing gas stations so they have been working with the gas station owner to make the station feasible.
- The new design has a scaled back version of the property.
- The canopy is shorter than an apartment building would be. It is low obstruction.
- They are replacing the fuel pumps with new card readers. Gas fill up will be much faster.
- They are refacing the building therefore will provide a new look of the station.

ACTION: **Approved with staff conditions.**

AYES: **Mills, Antenore, Chinchilla, Richardson**

ABSENT: **Theoharis, Joe, Martin**

22. 1999.832C (ZWIERZYCKI: 558-6263)
260 SAGAMORE STREET, north side between Orizaba and Capitol Avenues in Lot 69 in Assessor's Block 7137 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install three panel antennas placed inside a proposed stealth steeple attached to the roof of an existing church; and add base station equipment at the rear of the property, as part of a wireless communication network in an RH-1 (Residential, House, One-Family) District and 40-X Height/Bulk District.
Preliminary Recommendation: Approval with conditions.

SPEAKER(S):

(+) Patty Burnhard - Sprint PCS

- This request for condition use to construct an antenna facility.
- This location is required since it is a vital part of Sprint's San Francisco network.
- Cellular phones are being used more and more in people's homes.
- A citywide drive test was conducted to determine which areas of the City had low frequency signals.
- A drive test was conducted with an antenna at this location which resulted in better service with cellular phones.
- This location is desirable and necessary for emergency services.

ACTION: **Approval with conditions**

AYES: **Mills, Antenore, Chinchilla, Richardson**

ABSENT: **Theoharis, Joe, Martin**

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

23. 2000.109D (ZWIERZYCKI: 558-6263)
424 ROOSEVELT WAY, Request for Discretionary Review of BPA No. 9918966 to construct two-story addition with roof deck above, extending approximately 16 feet beyond the rear wall of an existing two-story single-family dwelling in RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

SPEAKER(S): **None**
ACTION: **Withdrawn**
AYES: **N/A**
ABSENT: **Theoharis, Joe, Martin**

24. 2000.590D (KEYLON: 558-6613)
1624 VALLEJO STREET, Lot 020 in Assessor's Block 0551- Request for Discretionary Review Permit Application No. 98.14775, proposing to legalize 10-foot wide by 7-foot deep deck constructed without permit at the rear of the second story of an existing six-family dwelling in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve building permit application as submitted.

Jerry Braud - Agent for Mr. Robert Gray

- Would like to have this case continued to June 1, 2000.

SPEAKER(S): (DR requestor)

(+) Mark Borsick - one of the owner's of the TIC.

- Would like to have this building permit be granted.

- Mr. Gray who actually built this deck has put the ownership at risk for a number of years. In 1996 they required him to get a permit and he never did. A notice of violation was issued in 1998 and very little was done. He forgoes any right to build this deck because he has continued to put everyone at risk. The new owner, Mr. Spatcia, has allowed this unit to be rented to third parties. Knowing that this condition exists, Mr. Spatcia has gone to put the ownership at risk. In 1993, in a transfer disclosure statement, Mr. Gray mentioned that the deck was permitted, which was false.

- There is significant neighborhood opposition to this deck. One of the neighbors, Dr. Murphy, (who is abroad at the moment). Wrote a letter opposing this deck.

(+) Lillian Borsick - was a member of the home owner's management committee was well as Mr. Gray and Mr. Ryan.

- Many of the neighbors have opposed and written letter regarding opposition of this deck.

- Would like to ask the Commission to hold Mr. Gray accountable for building an illegal deck.

- Should they have built their own deck without the proper documentation just as Mr. Gray has done.

(-) Key Ryan - one of the managing owners of the property.

- The deck of the Borsick's is noncompliant if the lot is split.

- Mr. Gray's deck is code compliant whether or not the lot was split.

- The Borsick's when to the board of appeals and their case was denied because they didn't

get the approval of the owner association.

- The Borsick's don't have a legal right to go against the owner's association.
- The Borsick's have filed law suit's against the members of the association and have lost.
- The parking issue was resolved in the arbitration.
- The Borsick's have gone against the bylaws of the association.

(neutral) Enzo Spatcia - Owner of the deck

- Owner of the unit since 1996.
- He wasn't familiar with the TIC programs.
- Everything was disclosed to him. He learned about the deck that had been built illegally. He wasn't familiar with the laws in San Francisco. His concern was that the deck be safe. Before he bought the unit, Mr. Gray promised that he would comply with all the legal steps. He had an inspector come to the property and inspect the building. He was told that the deck was safe and sound yet that it would be a good idea to legalize the deck. Four years later there have been a lot of problems with the association. He feels that he is in the middle of the battles between the members of the association. Mr. Gray has been very helpful in getting all the proper paperwork regarding this deck.

(-) Jerry Brown - representing Mr. Cray

- Mr. Cray will take every step to make this deck legal.
- The deck will be reinspected and reconstructed to comply with new codes.
- They have applied for a building permit.

(-) Robert Cray - Managing owner of the Vallejo Street Association

- There are 8 owners - 10 units distributed in two buildings.
- He believes that since the Borsick's can't get their deck, they don't want their deck to be legalized.
- When they reported the violation to the building department, DBI sent an inspector and it was classified as satisfactory but suggested to get the proper permits. Mr. Cray has been trying to do that since 1996. He would have had it, but Mr. Borsick found that Mr. Cray was off by 5 or 6 inches on the set back. Mr. Borsick although he as been complaining about the deck not having a permit, he has been making it very difficult to get a permit also.
- He has inferred that Mrs. Murphy, who is away at the moment, wrote a letter opposing the deck, yet Mr. Cray hasn't been able to authenticate the signature. There is no blockage of light to the neighbor's home. Except from a privacy wall that the neighbor had requested anyway.
- Mr. Cray believes that either Mr. Borsick signed the letter or wrote the letter for Mrs. Murphy.

REBUTTAL

(+) Mr. Borsick

- Exhibit B - If Mr. Spatcia was concerned about legalizing and getting the permits, why has he allowed third parties to live there.
- Dr. Murphy did write the letter and those are her comments.
- Mr. Ryan spoke about the lack of light, Mr. Borsick's deck would make. Yet the lack of light comes from Mr. Cray's illegal deck.
- He doesn't believe that the Commission should approve a deck that was built illegally and not allow this to happen again.

REPLY

(neutral) Mr. Enzo Spatcia

- The deck was inspected and the deck is safe. The problem is not the deck. The problem

is a particular individual who is causing problems within the association.

ACTION: **Approved not to take Discretionary Review**
AYES: **Mills, Antenore, Chinchilla, Richardson**
NEUTRAL: **Theoharis, Joe, Martin**

25. 2000.072DD (CHIN: 575-6897)
3530 WASHINGTON STREET, lot 005 in Assessor's Block 0986, - Request for Discretionary Review of BPA 9918195, proposing to construct a 15-foot by 25-foot, two-story rear addition in a RH-1 (Residential, One-Family) District and a 40-X Height an Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve building permit application with modifications.

SPEAKER(S):

(+) Don Bezerlien - DR requestor

- Lives at 3526-28 Washington Street
- He is concerned that his bedroom windows will be completely blocked, the view will also be block and the neighbors will be looking at a wall instead of a balcony.
- He has 14 votes against the project, although some have dropped their votes.

(+) Camila Smith - lives at 2425 Jackson Street

- Bought the home in 1975 because it provided a lot of light and has a garden.
- Would like to maintain the little light she gets and not approve the project.

(+) Liz Hind - lives at 3526 Washington Street

- All her windows will be obstructed.
- Doesn't approve of the project.

(+) Martha Mezeralian - lives at 3526-28 Washington Street

- Has good relations with her neighbors.
- Has met with architects (at her expense) and they believe that there are other designs that can be done to accommodate expansion
- Is not asking to drop project, just to modify it.

(-) Davidson Cobb - representing project sponsor: Brody and Francis Cobb

- The proposed construction is below an existing protruding floor. There is no new construction to be added to the top floors.
- After the neighbors saw what was really proposed, 100% of them retrieved their opposition.
- The DR requestor has a larger lot.

(-) Brody Cobb - Lives at 3530 Washington Street

- Wants to build an extension for a bedroom for their daughter.
- In September of 1999 they have been working on the project.
- He has been trying to work with the neighbors to decide on a compromise.

REBUTTAL

(+) Don Bezerlien.

- Mrs. Smith is the most affected by this project.
- Mr. Cobb has had excuses and not met with him.
- Mr. Cobb has not given accurate information on house specifications.

REPLY

(-) Mr. Brody Cobb

- Plans were given to the neighbors as early as October of 1999.

ACTION: **Approved to take DR**
AYES: **Mills, Antenore, Chinchilla, Richardson**
ABSENT: **Theoharis, Joe, Martin**

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 11, 2000.

ACTION: **Approved**
AYES: **Theoharis, Antenore, Joe, Martin, Chinchilla, Richardson**
ABSENT: **Mills**

Adjournment: **5:45 P.M.**

